

December 15, 2008

Mr. Don Ashton
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Mr. Ashton:

Subject: **Project # R2006-01208**

Use: **Conditional Use Permit – RCUP 200600080-5**
Issued - 12/3/08

Address : **32489 Rocking Horse Road**
Agua Dulce, CA 91390

Zoned District: **Soledad**

Related zoning matters:

Tract or Parcel Map No.

Change of Zone Case No.

Other: **Trailer & Main Upper Pad Residential To
Business Conversion**

This is a notice of appeal from the decision of the Regional Planning Commission on:
(Check One)

The Denial of this request

The Approval of this request: ☒ &

The following conditions of the approval: ☒

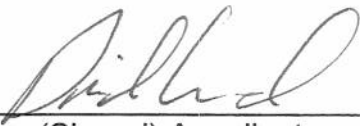
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Briefly, the reason for this appeal is as follows:

See, attached discussion with points and authorities.

Enclosed is a check (or money order) in the total amount of \$ **\$775.00**.

The amount of \$1,548.00 for applicants or \$775.00 for non-applicants is to cover the Regional Planning Department's processing fee.



(Signed) Appellant

David Leonard -

Print Name

11709 Mint Canyon -

Address

Agua Dulce, CA 90390 -

310-613-5684 -

Day Time Telephone Number



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

December 3, 2008

Denise Tomey
34289 Rocking Horse Road
Agua Dulce, CA 91390

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

**REGARDING: PROJECT NUMBER R2006-01208
CONDITIONAL USE PERMIT 200600080-(5)
34289 Rocking Horse Road, Agua Dulce**

Dear Applicant:

The Regional Planning Commission, by its action of 12/3/2008, **APPROVED** the above described application **(CUP for riding academy and care-takers unit at Carousel Ranch)**. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 3 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on 11/26/2008.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Anita Gutierrez at (213) 974-6443 or e-mail at AGutierrez@planning.lacounty.gov of the Zoning Permits Section I. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Child, Mark, Supervising Regional Planner
Zoning Permits Section I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety); Zoning Enforcement, Testifiers, Denise Tomey, Matt Benveniste
MC:ag

Hearing Footage: 12/3/2008-Item #7

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2006-01208
CONDITIONAL USE PERMIT 200600080-(5)**

REQUEST: The proposed project is a request to establish an Equestrian Facility/Riding Academy with an associated care-takers residence on a 10.25 gross acre parcel of land. The site will be utilized for riding academy and equestrian related activities to provide developmental therapeutic programs for children with special needs. There would be occasional community events requiring the application and approval of Temporary Use Permits from the Department of Regional Planning.

REGIONAL PLANNING COMMISSION HEARING DATE: December 3, 2008

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

A duly noticed public hearing was held on December 3, 2008 before the Regional Planning Commission. All Commissioners were present. Staff recommended adding additional conditions regarding dust control on Rocking Horse Road and hooded lighting. Staff indicated additional correspondence on the case was received, which included two letters of support, from the Mayor and City Manager of the City of Santa Clarita, a letter of from David Leonard requesting additional conditions be imposed and a letter from a local resident stating that 7 out of her 8 concerns have been worked out with Carousel Ranch, a letter from Carousel Ranch and neighbor stating they had come to a compromise on dust control measures and a memo from the County Fire Department requiring a fuel modification plan. The applicant Denise Tomey and the applicant's representative, Matt Benveniste presented testimony in favor of the request and answered questions presented by the Commission.

Commissioner Mondugo asked questions regarding the hours of operation and Denise Tomey explained they have later hours in the summer to account for the heat during the day and that operating on Saturdays was an essential component to their operation. Commissioner Helsley indicated that the hours should be limited based on time of the year. Commissioner Helsley also indicated that any motion sensors used should be infrared to limit its activation and minimize lighting impacts on night sky and neighboring property and that drought tolerant plant should be planted around the mobile home to mitigate fire susceptibility.

Ms. Johnson representing the Agua Dulce Town Council expressed appreciation for additional conditions recommended regarding dust control and lighting. She expressed concern about the hours of operation and indicated the community would like to see a five day a week, eight hour operation schedule. Ms. Johnson asked questions related to the trailer on-site and if it was apart of the CUP request and if there was a time limit that needed to be imposed on the trailer. Commissioner Valadez responded that the trailer was indeed a part of the request and it is depicted on the Exhibit A before the

commission and that no time-limit restriction necessarily applied unless specifically imposed by the Commission.

Mr. David Leonard raised concerns about the scope of work being conducted on the subject property and access to Baskett Road and the location of the mobile trailer.

Mr. Eric Stroh and Mr. Jeff Fishkin spoke in support of the project and clarified the business use occurring within the Single-Family home on the property was all directly related to the operations of Carousel Ranch.

Ms. Patty Martin raised concerns about building in a FEMA designated floodway. A representative from the Department of Public Works clarified that the structures proposed within the floodway, have been conditioned via their November 10, 2008 memorandum to mitigate these concerns.

The Commission discussed the hours of operation and found that limiting the hours during standard pacific time to 10:00 a.m. to 6:30 p.m. on weekdays and 9:00 a.m. to 6:30 p.m. on Saturdays, with no Sunday operations permitted and during day light savings time limiting the hours of operation to 10:00 a.m. to 8:30 p.m. on weekdays and 9:00 a.m. to 8:30 p.m. on Saturdays would be appropriate. The Commission also found that allowing arena lights to remain on one half hour after the conclusion of the last lesson would be appropriate. Additionally, the Commission defined operating hours as any time a riding lesson is taking place and excluded administration functions, allowing them to occur outside lesson hours. The Commission also found it appropriate to grant a fifteen (15) year CUP grant with two (2) ten (10) year renewals upon the Director of Planning's approval.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant.

Findings

1. The project is located at 34289 Rocking Horse Rd., north of Rocking Horse Rd. & Old Mint Canyon Rd. intersection; approximately ¼ mile north of Sierra Highway in Sleepy Valley.
2. The proposed project is a request to establish an Equestrian Facility/Riding Academy with associated care-taker's residence on a 10.25 gross acre parcel of land. The site will be utilized for a riding academy and equestrian related activities to provide developmental therapeutic programs for children with special needs. The site plan depicts a 10.25 acre lot with one single-family dwelling, a proposed covered arena that occupy the largest existing corral area on site (150'X 210') by creating a large horse arena open on all sides with lighting for use during rainy weather conditions. All seating is temporary and shall remain outside the covered arena, there is no internal seating. An additional small horse arena, and parking area to accommodate up to 73 parking spaces, including 4 handicap spaces are

proposed. Portable toilets are proposed, but not within the floodplain/floodway zone.

3. The subject property is located within the Santa Clarita Valley Area Plan and is designated as N-1 (Non-urban 1, 0.5 du/ac). For non-residential uses in non urban areas, the Santa Clarita Valley Area Plan supports private and commercial recreational uses and specialized activities such as nature study centers, scientific research and educational facilities, camps, lodges and retreats, and visitor accommodations, services and facilities when designed in a manner compatible with and sensitive to surrounding scenic and natural resources. The proposed use would be consistent with the Santa Clarita Valley Area Plan in that would maintain the rural character of the project site while providing educational and therapeutic programs.
4. The subject property is located within the Agua Dulce Community Standards District. There is currently a mobile-home trailer located on North-Western portion of the property that is 20 feet from the western property line, which is within a dedicated County easement. The mobile home/trailer is currently utilized as a caretaker residence. The applicant is requesting relief of the 25 foot side yard setback requirement, per the Agua Dulce Community Standards District.
5. A Mitigated Negative Declaration and Initial Study were prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA" California Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the environmental guidelines and reporting procedures of the County of Los Angeles. The applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. There is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment.
6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
7. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 15 years with two (2), ten (10) year renewals, upon the Director's approval.
8. That the mobile-home/trailer located on the northwestern portion of the property may remain within the 64 foot wide easement as a 9 foot reduction in the 25 foot side yard setback requirement does not restrict access.
9. The therapeutic programs provide needed amenities and services to children with special needs.

10. No permanent structure or restroom facility shall be located within the floodway.
11. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. I move that the public hearing be closed and that the Regional Planning Commission adopt the Mitigated Negative Declaration associated with Project Number R2006-01208 and environmental assessment case number RENV200600082 with the recommended mitigation measures.
 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 200600080-(5) is APPROVED subject to the attached conditions.
- c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE: 5-0

Concurring: Helsley, Bellamy, Valadez, Modugno and Rew

Dissenting: None

Abstaining: None

Absent: None

Action Date: December 3, 2008

MC:ag
December 31, 2008

This Conditional Use Permit authorizes the construction, operation and maintenance of a Riding Academy and equestrian facility with a covered riding arena and related care-takers unit associated with therapeutic programs for disabled children and is subject to the following conditions of approval;

1. This grant authorizes the use of the subject property for establishment of Riding Academy with a covered riding arena and equestrian facility and related care-takers unit associated with therapeutic programs for disabled children as depicted on the approved revised Exhibit "A", subject to all of the following conditions of approval:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
3. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by this condition and until all required monies have been paid (if applicable). Further, this grant shall not be effective until the permittee has obtained the insurance coverage required by these conditions (if Applicable).

4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual

costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
8. If changes are requested, within ninety (90) days of the approval date of this grant, the permittee shall submit to the Director for review and approval, four (4) copies of site plans, similar to Exhibit "A" as presented at the public hearing. The property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner. If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
9. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
11. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.

12. All landscaped areas shall be continuously and properly maintained in good condition;
13. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
14. This **grant will terminate on December 3, 2023** unless renewed by the Director for two additional periods of ten years, not to exceed a total grant term of thirty-five (35) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code and notification per subsection A.10.c of Section 22.56.030. A request for Director's Review must be made at least six months before the expiration date. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.
15. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for ten (10) annual (once per year) inspections. Inspections shall be unannounced.

The inspection fee shall be paid within 90 days of approval. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not

provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

17. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
18. The permittee shall maintain current contact information of the care-taker on site, including the name, address, and phone number with the Department of Regional Planning at all times
19. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
20. Any sign to be located on the subject property is subject to a separate sign review that shall be filed for review and approval to the Department of Regional Planning;
21. The placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls and poles is prohibited;
22. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated November 10, 2008, except as otherwise required by said Department.
23. The permittee shall comply with all conditions set forth in the attached County of Los Angeles County Department of Public Health memorandum dated September 11, 2008 except as otherwise required by said Department.
24. All horse manure generated on-site shall be cleaned up daily and/or prior to any forecasted rainfall events.
25. In the event that the Baskett Road easement is to be utilized by the County, any and all obstructions shall be removed, including but not limited to the trailer currently encroaching on the easement.
26. No permanent structure or restroom facility shall be located within the floodway.
27. The permittee shall comply with all conditions set forth in the attached County of Los Angeles County Fire Department memorandum dated December 1, 2008

except as otherwise required by said Department.

28. The applicant shall water Rocking Horse Road from Mint Canyon to the subject property line to mitigate dust on all days that riding lessons and/or special events are occurring.
29. Exterior lighting shall be designed to minimize off-site illumination and glare by deflecting light away from adjacent parcels, public areas, and the night sky, using shields and hoods on each light standard such that the lighting source is not visible outside the site to the satisfaction of the Director of Planning and the Department of Public Works. All lights, except those required for security purposes, shall be turned off by 10:00 pm, except that infrared detectors may be installed that would temporarily activate such lights in the event of movement on the subject property.
30. The hours of operation shall be limited during standard pacific time to 10:00 a.m. to 6:30 p.m. on weekdays and 9:00 a.m. to 6:30 p.m. on Saturdays, no Sunday operations are permitted. During day light savings time the hours of operation shall be limited to 10:00 a.m. to 8:30 p.m. on weekdays and 9:00 a.m. to 8:30 p.m. on Saturdays, no Sunday operations are permitted. Arena lights may remain on one half hour after the conclusion of the last lesson. For the purposes of this permit, the Department of Regional Planning defines operating hours as any time a riding lesson is taking place, administration functions are not included and can occur outside lesson hours.
31. The permittee shall plant drought tolerant plants around the care-taker trailer, to the extent feasible.

MC:ag

Wednesday, December 31, 2008

Additional Info

Item # 7

December 2, 2008

Los Angeles County Regional Planning

Re. Carousel Ranch request for a Conditional Use Permit

My name is Bob Kellar and I am currently Mayor of the City of Santa Clarita. The fact that this letter should have to be written is disturbing. I whole heartedly support this application for a CUP for Carousel Ranch. Upon their move to their current location they were located on my street, Ravenhill, in the Canyon Country area of our city. I know first hand what great neighbors they were and even more importantly, the incredible work they perform in assisting young children with significant disabilities. Perhaps one of the largest testaments of this nonprofit organizations value in the Santa Clarita Valley is the unbelievable turn out for their annual fund raiser. Every year thousands of our caring citizens come out to make donations in support of this important program. Due to its size it is held at a large ranch in the area.

That being said I would also like to make comment regarding the information received that this charitable program will cause a devaluation of property in the nearby area. I have been a licensed Realtor in the Santa Clarita Valley for more than fifteen years and own my own office. This is simply not true. This area is rural in nature with almost all properties having horses and farm animals. Additionally, most properties are two acres or more providing significant separation from one another.

Once again I respectfully ask that you grant this CUP and provide this charitable organization the ability to continue assisting these children. Should there be questions regarding this letter of support I can be contacted at (661) 299-5570.

Sincerely,

Bob Kellar
Mayor, City of Santa Clarita, Ca.

December 1, 2008

As a 20-year resident, community volunteer, as a father, and as City Manager, I am honored to support the work of Carousel Ranch. This amazing non-profit agency in our community works with local families to help facilitate changes in behavior, attention span, self-esteem, confidence, and social interaction for children with a wide range of disabilities.

While therapeutic horseback riding is a potent form of physical therapy, the children who participate see it as fun. These children, who are not invited to participate in soccer games or ballet performances, can, through equestrian therapy, be enabled not only to make extraordinary physical, cognitive, and emotional changes, but to participate and succeed in a real sport and take pride in performing for family and friends.

The diversity of programs offered at Carousel Ranch allows the volunteers and staff of the Ranch to take disabled riders through many developmental stages, constantly revising goals and strategies; always increasing the therapeutic benefits while allowing each child's strengths to carry them to new levels of skill and confidence. I wholeheartedly support the work of Carousel Ranch and look forward to watching this organization grow and flourish.

-Ken Pulskamp

Bob Vitti and Sharon Hutson
34350 Rocking Horse Rd.
Agua Dulce, CA 91390

Re: Case Number: R2006-01208
Concerning Carousel Ranch's request for a CUP.

To all,

I unfortunately will not be able to attend the meeting on December 3 to discuss Carousel's CUP. I have spoken with them and have voiced these concerns, which have been addressed by Carousel and agreed upon with the exception of the hours of Business. I understand these hours are not acceptable due to the summer heat in our area.

My concerns are this:

1. Carousel is not to become a boarding stable.
2. I would like to suggest the roof on the proposed arena cover be colored, (earth tone, brown, etc. to not reflect light, synonymous with the terrain).
3. Carousel is to have normal business hours. 8 to 5, 9 to 6 etc. Lights out no later than 10 PM, during special events.
4. PA system for special event is to be kept at a minimum. If we complain we expect it to be turned down.
5. Very limited growth.
6. Dust control should be addressed between Carousel and the Conner's.
7. Carousel's subscribers are to use the bottom arena, no sessions or functions on the upper property.
8. No county workers, prisoners at Carousel.

I Sharon Hutson and my husband Bob Vitti don't have any problem with Carousel receiving its CUP as long as they meet or try to meet these conditions.

Sincerely,
Sharon Hutson

DAVID BRYAN LEONARD
Mailing Address
2934 ½ Beverly Glen Circle
No. 360
Los Angeles, California 90077
310-613-5684 / 323-965-9911

November 24, 2008

Department Of Regional Planning
320 West Temple Street
Los Angeles CA 90012

Attn: Ms. Anita D. Gutierrez

Re: *Case Number R2006-01208-(5)*

Dear Ms. Gutierrez:

The purpose of this letter is to create a record of concerns as required by *Government Code, Title 7, Section 65009*. This record is being created subsequent to my letter of October 2, 2008, because ongoing review reveals additional issues. Furthermore, the business party requesting reclassification has attempted to intimidate neighbor concerns about the CUP. As the result, the current record may be incomplete and in need of supplemental information. Currently, it is respectfully observed that Department of Regional Planning (DRP) conditions of use, issued November 20, 2008 do not adequately address or mitigate the adverse consequence of land reclassification. The CUP conditions also adversely impact my property. The goal of this letter is to attempt to allow the business entity to reclassify the use of its land in a manner that is harmonious to all.

I.

General Overview

The intent of this document is to address the issues created by the requested reclassification of this residential zone to allow a business enterprise. My home is directly adjacent to the proposed business. All noise, activity, septic leach, and pollution created by the business' proposed land use are ultimately received by my property. Other neighbors share the same problems. My privacy, tranquility and land use, and value is adversely and severely impacted by the business activities occurring on the upper lot and residential house. [Attached "A"]. The density, and requested future growth of the business creates public safety concerns that have not been addressed by the CUP.

The party requesting the CUP is engaged in the business of therapeutic horseback riding for the disabled. The property subject to reclassification has two pads: 1) An upper residential pad and; 2) A lower riding arena where multiple trailers, parking and bathrooms exist. The lower arena is down the hill from my house. The upper pad is directly adjacent to my home. Both pads view my property.

Unfortunately, the upper residential pad adjacent to my home has become an active business enterprise. There is extensive vehicle traffic and business activity. A rental/caretaker living trailer was erected that towers over my property. Construction equipment such as a big rig truck trailer and bulldozer are stored on the upper pad. The business use of the upper residential pad is adverse and detrimental to my property.

**THE REQUESTED CUP FAILS TO INCORPORATE THE APPROPRIATE
LIMITATIONS AND MUST BE REWORDED OR DENIED**

II.

**The Land Use Reclassification, As Worded,
Is Significantly Detrimental To My Property**

It is observed that the business' land use operations extend far beyond its non-profit 501(c)(3) charter. More specifically, its business activities extend far beyond the act of therapeutic riding. Of concern, over the past two years of unpermitted business, operations at the house have increased. Multiple cars, commercial deliveries and other business activities are conducted in the house. More people, more cars in and out the house, more nuisance and more aggravation. This point is raised because the current CUP language does not sufficiently address the scope of allowable business activity at the residential house. Specific operation guidelines are lacking and the business classification is incorrect. The business is not a riding academy or equestrian center. It is charted as a therapeutic riding program. Furthermore, the CUP does not differentiate between activities on the residential pad and the lower trailers, bathrooms and riding area. As worded, the proposed CUP land use change is significantly detrimental to my property.

III.

**Past History Shows That A Change From Residential To
Business Land Use Fosters Negligence**

The business placed two adult and two pre-teen children into a trailer. The trailer is on the upper pad, overlooking my home, and sixteen feet away from the property line.

As detailed in the attached Article of November 2007, the lack of oversight of tenants living on Carousel's property resulted in one of the largest fires in Los Angeles' history. [Attached "B".] The fire consumed over 38,000 acres and destroyed 21 homes. Over half of my property was burned.

The most egregious part of the fire is that the business was aware that children, living on its property, were out control and roaming unsupervised. I advised the business of my concerns. Other neighbors did as well. The business had direct knowledge of the problem. Furthermore, as previously detailed, the child that

started the fire was in clear need for social service intervention. The child was stealing, abusing animals and fighting on the business property. The business was aware of this as well. Based on its past conduct, it is clear that business does not care what happens on their land, or that of their neighbors, until it is too late. The business failed to remove them once they were aware of problems. Past history clearly shows that absent clear guidelines, a business reclassification in a residential area fosters negligence.

IV.

The Change In Land Use Interferes With Emergency Response

Carousel Ranch has requested a CUP to operate and increase its business in a residential area. The business is located off a small dirt road in the middle of a FEMA recognized flood plain. The access route is prone of liquefaction and fire. One disabled car, or simply the sheer volume of the business' project, participants and animals, is going to prevent rescue personnel from getting in, or neighbors getting out, should disaster strike. The access to for the proposed CUP is simply too small for proposed growth. Questions exist as to whether it can even maintain its current level of operation in light of the existing hazards. Further aggravating the situation, other than a DRP staff report, Carousel has not submitted an Environmental Impact report. In addition, it has not submitted a disaster or evacuation plan.

V.

Reclassification Should Not Allow The Business To Circumvent A Recorded No Build Zone Or Required Community Standards

The business has erected a residential trailer and accompanying modifications in a recorded no build zone. This no build zone exists between our two properties. It acts as a buffer space. The no build zone is also part of the Community Standards set back requirements of Agua Dulce. The open space offered by the recorded no build zone is one of the reasons I purchased my property.

The business is requesting that the CUP disregard the no build zone. It requests the CUP to allow the unpermitted rental living trailer the business erected. This rental trailer towers over my property and provides a complete view of residential activities by the tenant. It is sixteen (16) feet from my property line. The trailer is a blight and ongoing nuisance. The change in land use and CUP to incorporate an unpermitted trailer erected in a no build zone, and in violation of community standards, is an adverse impact that reduces the value of my property and invades my privacy. The entire CUP should be denied if it allows the requesting business to disregard and circumvent recorded no build zones and set back standards. Alternatively, the CUP should require removal of the trailer.

VI.
**CUP Should Not Allow Business Utilization
Of Prison Labor In A Residential Area**

The businesses requesting the CUP uses prison labor. It has done so regularly and routinely. While it alleges that this prison activity stopped in October 2008, the business refuses to agree, as a condition of its CUP, to permanently discontinue the use of prison labor in this residential area. This failure of commitment clearly means that the business intends to have prison labor return in the future. The use of prison labor in a residential area is simply absurd. Prisoners are able to see and observe the patterns of the neighborhood. Their presence disrupts the use and enjoyment of my property. A CUP changing the classification of land should not be granted to a business as it allows the use of prison labor. The CUP must specifically prohibit the business from using prison labor.

VII.
If Granted, The CUP Must Contain The Following Limitations

It is observed that the majority of restrictions set forth below are generally required of all business entities requesting allowance of operations in a residential community. Some restrictions are unique to the horse activity.

It is also noted that it has taken months of aggravation to obtain the most minimal last minute written concessions by this business. In the process, because of my CUP concerns, I have been threatened with extortion by members of their Board. Furthermore, the business maintains ongoing zoning violations. It disregards, and then attempts to bypass, recorded building restrictions. It disregards the community standards requirements unique to Agua Dulce. It is beyond dispute that the presence of this business has indisputably adversely affected the health, peace and welfare of me and my property. If a CUP for therapeutic riding is granted, much more specificity is required.

VIII.
Issues That Need To Be Specifically Addressed

1. **Business hours and days of operation.** I am proposing that the business come up with some fair and reasonable guidelines for business hours. For instance, most business operate on an eight hour work day Monday – Friday from 9:00 am to 5:00 pm.
2. **Business/Horse Density:** As defined by its charter, this is a therapeutic riding facility. It is not a horse stables or boarding facility. It is not an animal rescue or horse sanctuary. If granted, it is proposed that the CUP require as follows:
 - a. No horse boarding.

- b. All horses present at facility must be used in routine and regular therapeutic riding.
- c. All horses must be routinely vaccinated and humanely treated.
- d. All therapeutic riding to be conducted exclusively in lower arena.
- e. Business employees, including caretaker, not to exceed current level of 12.
- f. Current level of 100 students per week to remain the same.
- g. Specific limit on the number of volunteers present on the property at any given time except for events allowed by Temporary Use Permits.
- h. Keep large events limited to a finite number.

3. Business Operations: As required by the Los Angeles County Municipal Code for A1 Zoned Home Business the following limitations need to be specified.

- a. No more than one client visit or one client vehicle per hour shall be permitted, and only from 8:00 a.m. to 8:00 p.m. for all business activity carried on in the dwelling unit.
- b. The home occupation (upper pad) shall not involve the use of commercial vehicles for delivery of materials to or from the premises other than a vehicle not to exceed one ton capacity, owned by the operator of the home occupation.
- c. There shall be no parking or storing of commercial vehicles on the site including construction equipment, trailers, or trucks in excess of one ton or mobile homes of any type.
- d. Deliveries and pickups are limited to two (2) per day.
- e. No material or mechanized equipment that is not associated with normal residential use shall be kept on the property.
- f. Incidental storage may be located in the dwelling unit, but shall not be located in any open areas, covered patios or carports. However, an attached or detached garage provided the required covered parking spaces are maintained, or a detached, fully enclosed accessory building may be used for incidental storage, but such storage area shall not exceed 400 square feet.

- g. Approval by the appropriate reviewing agency or fire department of an evacuation and disaster plan.
- h. Advertising for the business shall not contain the address of the dwelling unit.
- i. Other than a caretaker, no space or equipment of business may be rented out to any other parties not residing on the premises.
- j. No sales, marketing or exchange of services, products, processing, manufacturing, display or servicing of any service or product beyond actual therapeutic riding is to be conducted on the premises.
- k. All use must comply with State and Federal rules and regulations.
- l. The Therapeutic riding program shall not generate greater vehicular or pedestrian traffic than is normal for the residential district in which the business is located.
- m. The business use must not cause any public nuisance or disruption to the residential character of the neighborhood.
- n. The business is required to comply with all A1 zoning requirements not specifically addressed in CUP.

4. Business Limitations Unique To Property Characteristics

- a. All lighting, except for normal residential use, shall be turned off by 8:00 pm. This is a rural area. The daily cycles of light are important.
- b. No 24 hour lighting allowed.
- c. No sound amplification permitted except for the special events.
- d. Dirt Road must be watered down once a day during business operation.
- e. No utilization of prison labor on the property.
- f. White mobile trailer built in restricted no build zone must be removed from property.
- g. The two (2) white truck trailer rigs must be removed from property.

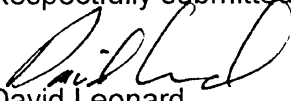
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Conclusion

It is respectfully requested that the CUP for change of this residential area should **not** be granted as written. If granted, the CUP should contain the limitations referenced above. It is respectfully requested that this letter, its attachments, and my correspondence of October 2, 2008, be incorporated into the record of these proceedings.

Respectfully submitted,

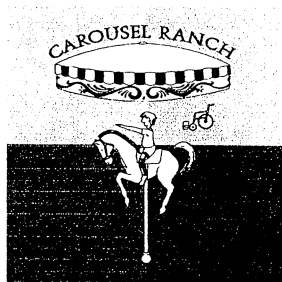


David Leonard

Cc: Supervisor Michael D. Antonovich c/o Deputy Rosalind Wayman
Agua Dulce Town Council
Carousel Ranch

Carousel Ranch

...where hope goes round and round



Board of Directors
Eric Stroh, President
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Wayne Crawford
Jeff Fishkin
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Denise Tomey, Executive Director
Becky Graham, Program Director

November 14, 2008

Advisory Cabinet
Richard Budman
Therese Edwards
Bob Kellan
Dr. Kent Robbins
Jeri Seratti-Goldman

RE: DUST ISSUES EXPRESSED BY CONNOR FAMILY - RESOLVED

After meeting with the Connor Family, we have resolved the issues expressed regarding dust on Rocking Horse Road (between Mint Canyon and the entrance to the Carousel Ranch property - lower portion).

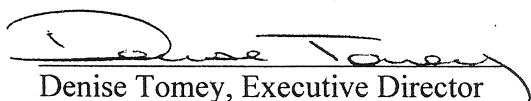
Carousel Ranch will continue watering this portion of the road on every day that we operate.

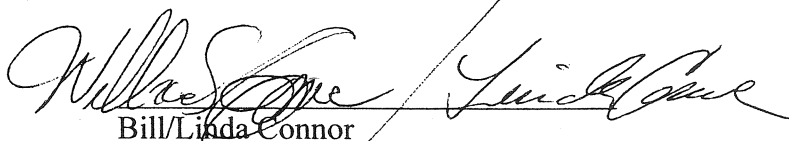
The following wording was submitted in our November 11, 2008 letter to the county:

*At the Town Council meeting it was brought up that the operations of Carousel Ranch have increased the volume of dust created from Rocking Horse Road. This road is used by several other property owners who obtain access to their property via Rocking Horse Road. In that Rocking Horse is a non paved dirt road, which is owned by others, Carousel cannot be held responsible for all dust creation. At the same time, **Carousel has agreed to use a water truck on the days of its operation to try to mitigate dust created by ongoing operations.** Carousel will not assume responsibility for dust control when it is closed and others are using Rocking Horse Road and creating the dust. **We have further agreed to investigate the availability, effectiveness and cost feasibility of soil stabilizers to further help the dust issue. The watering of the road during Carousel's operation has already commenced.** While we feel that this is a valid good neighbor effort, we must state that our effort will not completely mitigate dust from this dirt road from the use by others.*

Since meeting with the Connor's on October 11th, the road has been watered on every day that we have had lessons in session. Carousel Ranch would like this condition added to our CUP and will happily comply with continued watering on days that lessons are in session. In addition we do agree to look into a soil stabilizer (and whether it is would be effective or feasible) in hopes of further helping the dust situation.

Let this letter serve as testimony that these conditions are acceptable by both Carousel Ranch and the Connor Family.


Denise Tomey, Executive Director
Carousel Ranch


Bill/Linda Connor

34289 Rocking Horse Road • Agua Dulce, CA 91390 • (661) 268-8010

www.carouselranch.org



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: December 1, 2008

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2006-01208

LOCATION: 34289 Rocking Horse Road., Agua Dulce

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). An approved Fuel Modification Plan shall be submitted to our Santa Clarita Fire Prevention Office prior to Building Plan approval. For details contact the Fuel Modification Unit, Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
- ☒ **Comments:** FIRE DEPARTMENT HAS CLEARED THIS PROJECT FOR PUBLIC HEARING WITH THE CONDITIONS OF APPROVALS:
- ☒ **Water:** The size of the proposed water storage tank for fire protection purposes for the proposed covered corral will be determined by NFPA 1142 standards during the building plan check process. The tank and Fire Department outlets shall be installed and inspected prior to building permit issuance.
- ☒ **Access:** No dimensions are provide for the proposed Fire Department turnaround on the site plan. Provide the turnaround dimensions on the architectural site plan prior to submitting plans to our Santa Clarita Fire Prevention Office for building plan approval. All weather access surface is required for all private driveway and fire lanes. Decomposed granite will be accepted as all weather access, pavement is required for any fire lane exceeding a slope of 10%.
- ☒ **Special Requirements:** Adequate signage for all fire lanes shall be posted prior to occupancy. Location of signage will be determined by the Santa Clarita Fire Prevention Inspector.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **Juan C. Padilla**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

November 25, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child
Section Head, Zoning Permits I

SUBJECT: Additional Materials for Hearing
Project Number: R2006-01208-(5)
Case: RCUP200600080-(5)
RPC Meeting: December 3, 2008
Agenda Item: 7

Please find attached correspondence from the Agua Dulce Town Council, for the above referenced project, that was received subsequent to hearing package submittal to the Regional Planning Commission.

MC:ag

AGUA DULCE TOWN COUNCIL

33201 Agua Dulce Canyon Road * Box Number 8 * Agua Dulce, CA 91390

Website: www.AguaDulce-ca.com

November 20, 2008

Ms. Anita Gutierrez AGutierrez@planning.lacounty.gov
Department of Regional Planning
Hall of Records, Room 1348
320 West Temple Street
Los Angeles, CA 90012

RE: Project No. R2006-1208-(5)
CUP No. 200600080-(5)

Dear Ms. Gutierrez:

On October 8, 2008, Ms. Denise Tomey, Executive Director of Carousel Ranch, the applicant for Project No. 2006-01208-(5) and CUP No. 200600080-(5), presented the proposed project of authorizing the operation of a riding academy and equestrian facility associated with therapeutic programs for disabled children to the Agua Dulce Town Council. The Council encouraged the representatives of Carousel Ranch to work with their neighbors to address specific concerns. Additional discussion of the project also took place at our November 12th regular meeting. The Council has confirmed the project is within the Agua Dulce Community Standards District. The Town Council neither supports nor opposes the project, but wants to forward the following community comments on the proposed project for your consideration in your review of the Conditional Use Permit:

- **ENVIRONMENTAL:**

1. **Water quality:** Project is located in a floodplain zone. The area is subject to high erosion and has potential for degradation of groundwater systems and adverse down stream effects from storm water runoff and potential pollutants. The project may alter existing drainage patterns.
2. **Fire Danger and Water Supply:** Project is located within Fire Zone 4-Very High Fire Hazard Severity Zone. The project should be required to have emergency access standards that apply to commercial projects along with adequate water and pressure to meet fire flow standards for commercial projects.
3. **Dust Control:** Project is served by a dirt road. The dust generated by the traffic using Carousel Ranch should be mitigated.
4. **Noise:** Loud speakers, amplifiers, live bands should be prohibited

- **SERVICES:**

1. **Emergency Access:** During an emergency, will any neighbors of the project be put at risk because of conditions generated at project? If so, mitigation measures should be required. Emergency evacuation of residents, clients, employees, and animals of Carousel Ranch should not put undue risk to neighbors, guests, and their animals.
2. **Traffic:** Parking limitation of 73 spaces. Overflow parking plan needs to be defined. Large events will create hazardous traffic conditions.

- ☐ **Donal MacAdam, President**
(661) 268-7402
janicepeterson@aquadulcevineyards.com
- ☐ **Marilyn Garner, Corresponding Secretary**
(661) 904-1323
marilynmerlot@sbcglobal.net
- ☐ **Mary Johnson, Recording Secretary**
(661) 268-8804
maryjohnson@cwaveisp.net
- ☐ **Don Henry, Treasurer**
(661) 268-1731
BH33605@aol.com
- ☐ **David Aiello**
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davidaiello@sbcglobal.net
- ☐ **Gary Hebdon**
(661) 268-1162
heb@thevine.net
- ☐ **Jim Jennings**
(661) 268-1464
jjennings3570@sbcglobal.net

- PROJECT FACTORS

1. Definition of Application: Application should state "limited to therapeutic riding programs." An unrestricted riding academy or boarding facility is not acceptable.
2. Hours of Operation: Reasonable hours of 5 days per week with 8 hour days (Monday-Friday or Tuesday-Saturday)
3. Projected Growth: Determination of maximum allowable therapy clients, employees (currently 12), and volunteers. Determination of maximum allowable clients on property at any one time.
4. Lighting: No street lighting. All lights to be shielded and directed away from other properties. Lights to be off from 10 pm to 6 am except for emergencies. All lighting for proposed covered arena to be under the cover
5. Supervision and outside workers: Use of County Inmate Firefighters/Camp Work Crews shall be prohibited. All minors and therapy clients shall have adequate supervision at all times.
6. Animal Care: Determine a maximum allowable number of horses (currently 20) and require vaccinations for all regional health concerns including but not limited to West Nile Virus.
7. EVAC Plan: Establish an emergency evacuation plan for day to day operations as well as an evacuation plan for large events. Plan should be available for review by neighbors.
8. Caretaker Trailer: Caretaker trailer must be properly permitted. Placement of caretaker trailer shall be per county code and at a location where the erection of residential structures is otherwise permitted. Occupancy limited to caretaker and immediate family.
9. Access of existing, established equestrian trail through property: An existing, established equestrian trail traverses through the property. Access for this trail to remain open.

If the proposed CUP is approved, we recommend additional conditions are included in the CUP that directly address the comments and concerns contained herein to insure proper integration with other existing or permitted uses in the proximity of the proposed project.

The Agua Dulce Town Council appreciates the opportunity to comment on this project. Please include this letter as part of the record of public comments received for this proposed project.

Respectfully,

Donal MacAdam

Donal MacAdam, President
Agua Dulce Town Council – 2008

Cc: Ms. Denise Tomey, Executive Director, Carousel Ranch DTomey2777@aol.com
Ms. Rosalind Wayman rwayman@lacobos.org

October 30, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther L. Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child
Section Head, Zoning Permits I

**SUBJECT: Project No. R2006-01208-(5)
Conditional Use Permit No. RCUP200600080
November 12, 2008 Regional Planning Commission Meeting
Agenda Item No. 7**

Due to a project description discrepancy on the public hearing notice, the hearing for the above case is rescheduled to December 3, 2008. A new hearing notice with a revised project description has been sent to all persons who received the original notice and a new newspaper ad was published. The new hearing notice informs the public that the November 12, 2008 hearing is to be continued to December 3, 2008.

If you have any questions, please contact Anita Gutierrez or me at (213) 974-6443.

MC

Regional Planning Commission Transmittal Checklist

Hearing Date
December 3, 2008
Agenda Item Number
7

Project Number: R2008-01208-(5)
Case(s): RCUP200600080-(5)
Contact Person: Anita Gutierrez

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: _____





Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2006-01208
CONDITIONAL USE PERMIT RCUP200600080-(5)

PUBLIC HEARING DATE
December 3, 2008

AGENDA ITEM
7

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Denise Tomey

OWNER

Denise Tomey - Carousel Ranch

REPRESENTATIVE

Sikand Engineering - Matt

ENTITLEMENT REQUEST

A Conditional Use Permit to authorize the construction, operation and maintenance of a Riding Academy with a covered riding arena and equestrian facility associated with therapeutic programs for disabled children.

PROJECT DESCRIPTION

The proposed project consists of a covered riding arena with a total area of approximately 31,500 square feet (150' x 210') with three arena lights in association with a therapy programs for children with disabilities. A maximum of 12 people would be in the arena at any one time.

LOCATION/ADDRESS

34289 Rocking Horse Road, Agua Dulce

SITE DESCRIPTION

The site plan depicts 10.25 acre lot with one single-family dwelling, several portable buildings, a proposed restroom facility and proposed covered arena. 73 parking spaces covered with decomposed granite are proposed, including 4 van accessible paved parking spaces.

ACCESS

Via Rocking Horse Road from Mint Canyon Road

ZONED DISTRICT

Soledad

ASSESSORS PARCEL NUMBER

3214016016

COMMUNITY

Santa Clarita Valley

SIZE

10.25 Acres

COMMUNITY STANDARDS DISTRICT

Agua Dulce

EXISTING LAND USE

EXISTING ZONING

Project Site

Ranch

A-1-20000 (Light Agricultural -20,000 square feet minimum lot size)

North

Single-family dwellings/vacant land

A-2-1 (Heavy Agricultural - 1 acre minimum lot size)

East

Single-family dwellings/vacant land

M-1.5/ A-1-1 (Restricted Heavy Manufacturing/Light Agricultural -1 acre minimum lot size)

South

Single-family dwellings/vacant land

A-2-1/ A-1-1(Heavy Agricultural - 1 acre minimum lot size/Light Agricultural -1 acre minimum lot size)

West

Single-family dwellings/vacant land

A-1-20000 (Light Agricultural -20,000 square feet minimum lot size)

GENERAL PLAN/COMMUNITY PLAN

Santa Clarita Valley Area Plan

LAND USE DESIGNATION

N-1 (Non-urban 1 0.5 du/ac)

MAXIMUM DENSITY

0.5 du/ac

ENVIRONMENTAL DETERMINATION

Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE

RPC ACTION

NEEDED FOR NEXT MEETING

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Anita Gutierrez

RPC HEARING DATE(S)

RPC ACTION DATE

RPC RECOMMENDATION

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

SPEAKERS*

(O) (F)

PETITIONS

(O) (F)

LETTERS

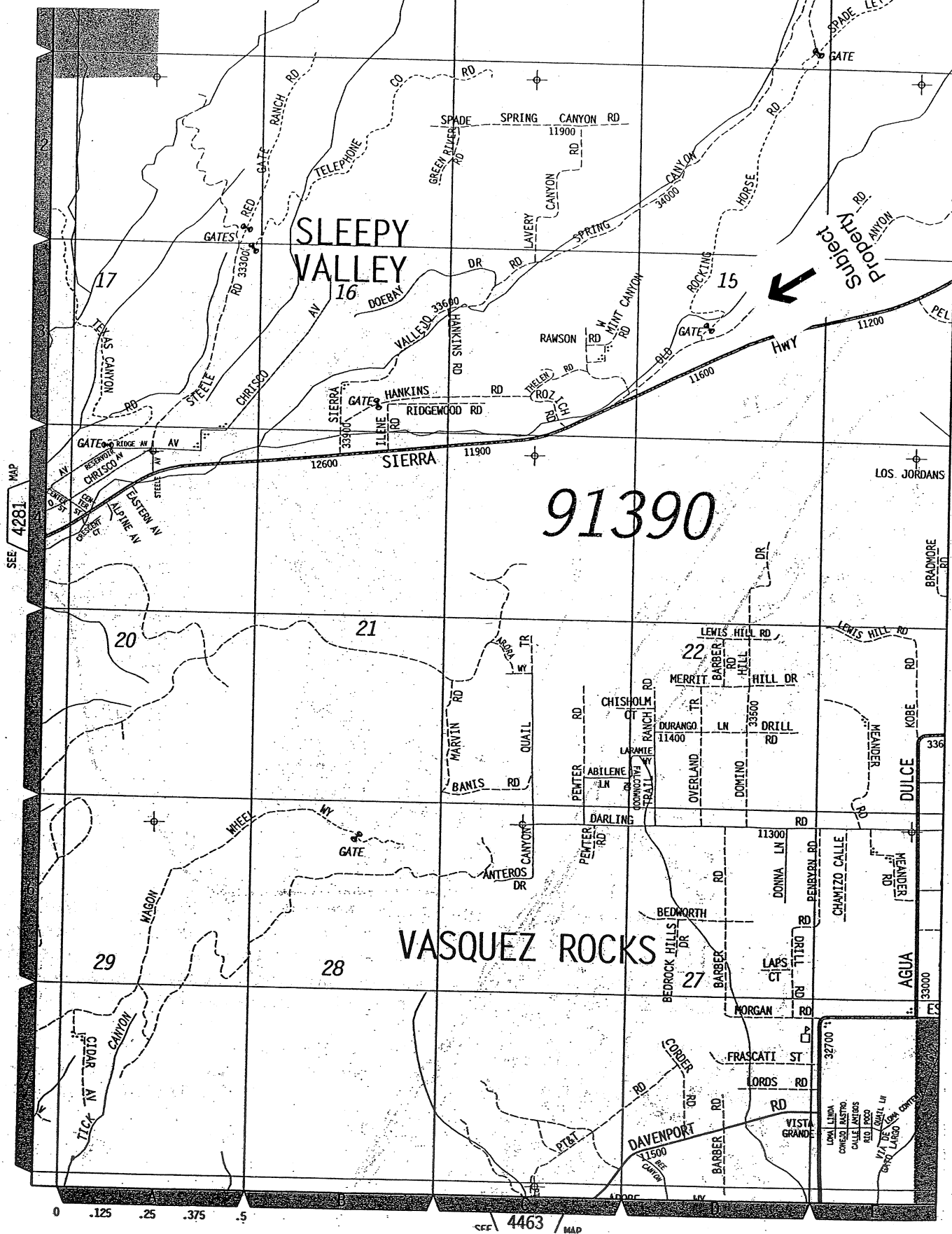
(O) (F)

*(O) = Opponents (F) = In Favor

SEE 4283 MAP

Case No.

122000 - 012000



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4463

STAFF ANALYSIS
PROJECT NUMBER R2006-01208-(5)
CONDITIONAL USE PERMIT 200600080-(5)

ENTITLEMENT REQUEST

The applicant is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of a Riding Academy with a covered riding arena and equestrian facility associated with therapeutic programs for disabled children.

PROJECT DESCRIPTION

The proposed project is a request to establish an Equestrian Facility/Riding Academy on a 10.25 gross acre parcel of land. The site will be utilized for a riding academy and equestrian related activities to provide developmental therapeutic programs for children with special needs. There would be occasional community events requiring the application and approval of Temporary Use Permits from the Department of Regional Planning.

LOCATION

34289 Rocking Horse Road, Agua Dulce, north of Rocking Horse Rd. & Old Mint Canyon Rd. intersection; approximately ¼ mile north of Sierra Highway in Sleepy Valley

SITE PLAN DESCRIPTION

The site plan depicts a 10.25 acre lot with one single-family dwelling, a proposed covered arena that occupy the largest existing corral area on site (150'X 210') by creating a large horse arena open on all sides with lighting for use during rainy weather conditions. All seating is temporary and shall remain outside the covered arena, there is no internal seating. An additional small horse arena, and parking area to accommodate up to 73 parking spaces, including 4 handicap spaces are proposed. Portable toilets are proposed, but not within the floodplain/floodway zone. Access to the site shall be through Rocking Horse Road (i.e. a private road), with connection to Sierra Highway via Old Mint Canyon Road (i.e. also a private road). Grading/import of solid fill (decomposed granite) is proposed for parking lot and fire lane.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Mitigation Monitoring Program includes considerations for impacts from fire, flooding, and water quality. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

The subject property was issued a notice of violation in October of 2005 for operating an Equestrian Therapy Program for disabled children, which was deemed by the Department of Regional Planning to fall under the category riding academy, which requires a conditional use permit in the A-1 zone per the Los Angeles County Zoning Code. A Clean Hands Waiver was granted by the Director of Regional Planning on December 13, 2005 with the condition that a conditional use permit be filed. The applicant filed for the conditional use permit on April 19, 2006. Per condition no. 8 of the waiver, the Clean Hands Waiver shall be valid until a final determination on the applicant's Conditional Use Permit application is made. The applicant has complied with the conditions of the Clean Hands Waiver.

STAFF EVALUATION

General Plan Consistency

The subject property is located within the Santa Clarita Valley Area Plan and is designated as N-1 (Non-urban 1, 0.5 du/ac).

For non-residential uses in non urban areas, the Santa Clarita Valley Area Plan supports private and commercial recreational uses and specialized activities such as nature study centers, scientific research and educational facilities, camps, lodges and retreats, and visitor accommodations, services and facilities when designed in a manner compatible with and sensitive to surrounding scenic and natural resources.

The proposed use would be consistent with the Santa Clarita Valley Area Plan in that would maintain the rural character of the project site while providing educational and therapeutic programs.

Zoning Ordinance and Development Standards Compliance

Property in Zone A-1 may be used for: *Riding* academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56.

The subject property is located within the Agua Dulce Community Standards District

Agua Dulce Community Standards District Development Standards

- Each lot or parcel of land shall have a required front yard of not less than 50 feet.
- Each lot or parcel of land shall have required side yards of not less than 25 feet.

There is currently a mobile-home trailer located on the northwestern portion of the property that is 20 feet from the western property line, which is within a dedicated County easement. The mobile home/trailer is currently utilized as a care-taker residence. The applicant is requesting relief of the 25 foot side yard setback requirement of the Agua Dulce Community Standards District as it would be costly to remove. The easement is 64 feet wide with 32 feet dedicated on the subject property

and 32 feet dedicated on the adjoining property to the West. All other development standards have been met.

Neighborhood Impact/Land Use Compatibility

The project site is surrounded primarily by very large parcels of land with residential and vacant uses. Equestrian use is allowed in the zone by right, the addition of the therapeutic programs and riding academy would intensify the use, but not to a level of significance. Because the project is 10.25 acres, the project site is large enough reasonably accommodate the number of people anticipated to visit and maintain the facility without adverse impacts to the surrounding neighbors.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Works – had comments relating to water, drainage as well as future improvements on the easement 32 feet from the westerly property line along Baskett Road. There is currently a trailer located within the easement, conditions have been added that allow for the trailer to remain until such time the easement is needed by the County, at which time the trailer is to be removed. Conditions attached.

Public Health – Had comments relating to use of portable/chemical toilets in lieu of a private on-site wastewater treatment system (OWTS) for accomplishing liquid waste disposal on the property. Public Health determined that portable/chemical toilets shall be allowed and placed outside of the recorded floodway area. Conditions attached.

PUBLIC COMMENTS

Staff has received one letter of support a comment letter expressing concern from Mr. David Leonard, an adjoining property owner (APN 3214-018-027) to the west. His concerns are:

- 1) The trailer in the easement violates restrictive covenants and disregards setback requirement and blocks access
- 2) Inappropriate use of prisoners/convicts in residential area
- 3) Erroneous CUP classification, referring to "Riding Academy"
- 4) Proposed Business Growth and capacity is excessive
- 5) Lack of supervision for children in program

The applicant has also submitted a letter refuting these claims.

Staff has reviewed these issues and has found the following:

- 1) Although the trailer is located in the easement, the road is currently undeveloped and the Department of Public Works has acknowledged that no plans are in progress to develop the road in the near future. Access to the undeveloped road is not restricted, as only 12 feet of the easement is being encroached upon.
- 2) Carousel Ranch has informed staff that it is no longer participating in a program that utilized inmates to brush clearance.
- 3) The County Zoning Code does not specify use for "therapeutic riding programs for disabled youth, " as such it has been the interpretation of the Department of Regional Planning that a Riding Academy is appropriate classification for this particular use.
- 4) There are currently 12 employees for this operation, with anticipation for the number to increase to 30 to serve 100 children. Children would be on-site at set increments at different times (i.e. never more than 100 on site at any time); and also with the anticipation for the number of horses on the property to increase from 20 to 30 maximum. In the arena there would be a maximum of 12 people allowed (including children on horseback) at any one-time. Given that this is a 10 acre site with 73 parking spaces provided on-site, staff does not anticipate a problem with the proposed number of staff and children participating on the program.
- 5) Staff has no evidence relating to the supervision of children.

Additionally, at the request of the Regional Planning Department the applicant presented their proposal to Agua Dulce Town Council. The Town Council has not yet taken any action of the project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends allowing the reduced side yard setback as there is an additional 52 feet of easement between the subject property and the adjoining property. A condition has been added that would allow for the trailer to remain until such time the easement is needed by the County, at which time the trailer is to be removed.

Staff recommends APPROVAL of project number R2006-01208 Conditional Use Permit RCUP200600080-(5) subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission adopt the Mitigated Negative Declaration associated with Project Number R2006-01208-(5) and environmental assessment case number RENV200600082 with the recommended mitigation measures.

I move that the Regional Planning Commission APPROVE Conditional Use Permit number 200600080-(5) with the attached findings and conditions.

Prepared by Anita Gutierrez

Reviewed by Child, Mark, Supervising Regional Planner, Zoning Permits Section I

Attachments:

Draft Conditions of Approval

Applicant's Burden of Proof statement

Environmental Document

Site Photographs

Site Plan

Land Use Map

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2006-01208
CONDITIONAL USE PERMIT 200600080-(5)**

REQUEST: The proposed project is a request to establish an Equestrian Facility/Riding Academy on a 10.25 gross acre parcel of land. The site will be utilized for riding academy and equestrian related activities to provide developmental therapeutic programs for children with special needs. There would be occasional community events requiring the application and approval of Temporary Use Permits from the Department of Regional Planning.

REGIONAL PLANNING COMMISSION HEARING DATE:

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The project is located at 34289 Rocking Horse Rd., north of Rocking Horse Rd. & Old Mint Canyon Rd. intersection; approximately ¼ mile north of Sierra Highway in Sleepy Valley.
2. The proposed project is a request to establish an Equestrian Facility/Riding Academy on a 10.25 gross acre parcel of land. The site will be utilized for a riding academy and equestrian related activities to provide developmental therapeutic programs for children with special needs. The site plan depicts a 10.25 acre lot with one single-family dwelling, a proposed covered arena that occupy the largest existing corral area on site (150'X 210') by creating a large horse arena open on all sides with lighting for use during rainy weather conditions. All seating is temporary and shall remain outside the covered arena, there is no internal seating. An additional small horse arena, and parking area to accommodate up to 73 parking spaces, including 4 handicap spaces are proposed. Portable toilets are proposed, but not within the floodplain/floodway zone.
3. The subject property is located within the Santa Clarita Valley Area Plan and is designated as N-1 (Non-urban 1, 0.5 du/ac). For non-residential uses in non urban areas, the Santa Clarita Valley Area Plan supports private and commercial recreational uses and specialized activities such as nature study centers, scientific research and educational facilities, camps, lodges and retreats, and visitor accommodations, services and facilities when designed in a manner compatible with and sensitive to surrounding scenic and natural resources. The proposed use would be consistent with the Santa Clarita Valley Area Plan in that would maintain the rural character of the project site while providing educational and therapeutic programs.

4. The subject property is located within the Agua Dulce Community Standards District. There is currently a mobile-home trailer located on North-Western portion of the property that is 20 feet from the western property line, which is within a dedicated County easement. The mobile home/trailer is currently utilized as a care-taker residence. The applicant is requesting relief of the 25 foot side yard setback requirement, per the Agua Dulce Community Standards District.
5. A Mitigated Negative Declaration and Initial Study were prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA" California Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the environmental guidelines and reporting procedures of the County of Los Angeles. The applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. There is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment.
6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
7. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 10 years.
8. That the mobile-home/trailer located on the northwestern portion of the property may remain within the 64 foot wide easement as a 5 foot reduction in the 25 foot side yard setback requirement does not restrict access.
9. The therapeutic programs provide needed amenities and services to children with special needs.
10. No permanent structure or restroom facility shall be located within the floodway.
11. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and

- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

- 1. I move that the public hearing be closed and that the Regional Planning Commission adopt the Mitigated Negative Declaration associated with Project Number R2006-01208 and environmental assessment case number RENV200600082 with the recommended mitigation measures.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 200600080-(5) is APPROVED subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:ag
November 20, 2008

This Conditional Use Permit authorizes the construction, operation and maintenance of a Riding Academy with a covered riding arena and equestrian facility associated with therapeutic programs for disabled children and is subject to the following conditions of approval;

1. This grant authorizes the use of the subject property for establishment of Riding Academy with a covered riding arena and equestrian facility associated with therapeutic programs for disabled children as depicted on the approved revised Exhibit "A", subject to all of the following conditions of approval:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
3. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by this condition and until all required monies have been paid (if applicable). Further, this grant shall not be effective until the permittee has obtained the insurance coverage required by these conditions (if Applicable).

4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual

costs shall be billed and deducted:

a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
8. If changes are requested, within ninety (90) days of the approval date of this grant, the permittee shall submit to the Director for review and approval, four (4) copies of site plans, similar to Exhibit "A" as presented at the public hearing. The property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A. In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner. If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
9. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

11. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
12. All landscaped areas shall be continuously and properly maintained in good condition;
13. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
14. This grant will terminate on November 24, 2018. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
15. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for ten (10) annual (once per year) inspections. Inspections shall be unannounced.

The inspection fee shall be paid within 90 days of approval. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not

provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

17. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
18. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times
19. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
20. Any sign to be located on the subject property is subject to a separate sign review that shall be filed for review and approval to the Department of Regional Planning;
21. The placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls and poles is prohibited;
22. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated November 10, 2008, except as otherwise required by said Department.
23. The permittee shall comply with all conditions set forth in the attached County of Los Angeles County Department of Public Health memorandum dated September 11, 2008 except as otherwise required by said Department.
24. All horse manure generated on-site shall be cleaned up daily and/or prior to any forecasted rainfall events.
25. In the event that the Baskett Road easement is to be utilized by the County, any and all obstructions shall be removed, including but not limited to the trailer currently encroaching on the easement.
26. No permanent structure or restroom facility shall be located within the floodway.

MC:ag

Wednesday, November 12, 2008



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

SWATI BHATT, REHS
Chief Environmental Health Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016

September 11, 2008

Los Angeles County
Department of Regional Planning
Attn: Mark Child
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Gutierrez:

**SUBJECT: LOS ANGELES COUNTY ENVIROMENTAL HEALTH DEPARTMENT, LAND
USE PROGRAM, USE OF CHEMICAL TOILETS AT CAROUSEL RANCH,
34289 ROCKING HORSE ROAD, AGUA DULCE**

This letter is in response to Carousel Ranch's request to use portable/chemical toilets in lieu of a private on-site wastewater treatment system (OWTS) for accomplishing liquid waste disposal on the property.

Due to site limitations for installing a code complaint OWTS on the subject property, subject to the conditions below, the Department conditionally does not object to the use of portable/chemical toilets on the property for this existing operation. The conditions of our non-objection are as follows:

1. All portable/chemical toilets shall be placed outside of the recorded floodway area (i.e. proposed toilet location #24 on Sikand site plan must be relocated).
2. All portable/chemical toilets used shall meet Los Angeles County Code, Title 11, Section 11.38.540 requirements for construction and design.
3. All portable/chemical toilets shall be kept clean and in good repair at all times.
4. Sewage from the toilets shall be disposed of only in a sanitary sewer approved by the Department



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Use of Chemical Toilets At Carousel

September 11, 2008

Page 2

5. All special events where food and beverages will be offered to the public either for sale and/or given away on the property shall require a temporary event permit by the local Health Department.
6. No itinerant restaurant. (i.e., food booth, mobile food preparation vehicle, food cart) shall be located within 500 feet of any portable/chemical toilet.

If you have any questions regarding this matter, please contact Ms. Swati Bhatt at (626) 430-5380.

Very truly yours,

Swati Bhatt, REHS
Chief Environmental Health Specialist

SB:dw



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 10, 2008

IN REPLY PLEASE
REFER TO FILE: **LD-1**

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Anita Gutierrez

FROM: Steve Burger *MLS*
for Land Development Division

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
CAROUSEL RANCH
PROJECT NO. R2006-01208
CUP NO. RCUP 200600080
34289 ROCKING HORSE ROAD

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP to construct a covered riding arena with a total area of approximately 31,500 square feet and the conversion of a single family ranch home with ancillary buildings into a riding academy with equestrian therapy programs for children with disabilities. The site is located on Rocking Horse Road between Baskett Road and Mint Canyon Road in unincorporated County area of Agua Dulce.

We recommend the following conditions:

1. CEQA Requirements

- 1.1. Revise the Initial Study to reflect comments from Public Works' Traffic and Lighting Division on letter dated October 8, 2008 (see attached).

For questions regarding the item above, please contact Jeff Pletyak at (626) 300-2721.

2. Geotechnical Engineering

- 2.1. The site is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map—Sleepy Valley Quadrangle. Prior to construction, of this project, provide a geotechnical engineering report that addresses, but is not limited to, the potential for liquefaction and recommends mitigation as necessary.

For questions regarding the item above, please contact Jeremy Wan at (626) 458-3873.

3. Water

- 3.1. The proposed project is not within the service area of a water utility. The applicant shall provide adequate sustainable supply of potable water from an approved source to the satisfaction of the Department of Public Health. Please contact the County of Los Angeles Department of Public Health for water availability approval at (626) 430-5380.
- 3.2. A water system maintained by the property owner, with appurtenant facilities to serve all buildings in the project, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

For questions regarding the items above, please contact Lana Radle at (626) 458-4921.

4. Drainage

- 4.1. All proposed improvements shall be designed in such a way that they do not adversely impact the existing floodway to the satisfaction of Public Works.

For questions regarding the item above, please contact Nazem Said at (626) 458-4921.

5. Grading

- 5.1. Dedicate or offer drainage and slope easement for Baskett Road along the westerly property line to the satisfaction of Public Works.

For questions regarding the item above, please contact Andy Narag at (626) 458-4921.

6. Right of Way and Road Improvement Requirements

- 6.1. Make an offer of private and future right of way 32 feet from the westerly property line along Baskett Road.

- 6.2. Whenever there is an offer of future street or private and future street right of way, provide a drainage acceptance statement/letter.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

If you have any other questions or require additional information, please contact Julian Garcia or Toan Duong at (626) 458-4910.

JG:ca

P:/LDPUB/SUBMGT/CUP/PROJECT 2006-01208_CUP200600080_34289 ROCKING HORSE .DOC

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The location for the proposed riding academy is well suited because there are numerous residential properties in the area that have horses boarded. In addition, this facility already has corrals, barns and sheds related to the maintenance of horses. The size of the property makes it very conducive to meet the needs of the proposed "horse therapy" activities such as activity provides a tremendous benefit to children with special needs by providing them with.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed 10-acre site already has existing structures such as corrals, barns and sheds necessary in the operation of a riding academy. All the offices would be located in the existing single family dwelling. The size of the property, provides more than enough room for all the horse related activities. There are large open areas available for parking when any events are staged.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required

The site is served by Rocking Horse Road and ties into Sierra Highway via Mint Canyon Road. There is existing on-site well and functioning septic system.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

November 20, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Paul McCarthy
Section Head, Impact Analysis

A handwritten signature in black ink, appearing to read "PMc", is written over the name "Paul McCarthy" in the "FROM:" field.

SUBJECT: Materials for Hearing
Project Number R2006-01208-(5)
Conditional Use Permit Number 200600080-(5)
RPC Meeting: December 3, 2008
Agenda Item: 7

The Mitigation Monitoring Program (MMP) proposed for adoption, and sent to the State Clearinghouse on October 14, 2008 for review by State Trustee and Responsible agencies, has been modified based on comments received by the Los Angeles County Department of Public Works on November 10, 2008. The changes made address the issues of water service, drainage and grading, geotechnical, and traffic. The Initial Study itself, for this Mitigated Negative Declaration (MND) proposed for adoption, also reflects the modifications made to the document sent to State Clearinghouse. It is also reflects the amount of decomposed granite that is proposed for importation to the site (i.e. 381 cu. yds.), the figures recently obtained. All changes have been underlined in the documents for your review. No other changes are proposed at this time, and any further discussion of the proposed MND may be discussed before you on December 3, 2008 at the Public Hearing.

PM:rs

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER No. R 2006-01208

1. DESCRIPTION:

The proposed project is a request for the establishment of an Equestrian Facility/Riding Academy on a 10.25 gross acre parcel of land. The site will be utilized for riding academy and equestrian related activities to provide developmental therapeutic programs for children with special needs, with occasional community events requiring the application and approval of Temporary Use Permits from the Department of Regional Planning. The site currently consists of several horse corrals, horse stalls, a tack room, storage shed and barns, a ranch house and garage, portable office trailers and a travel trailer used by a caretaker, several small horse arenas, and several movie set buildings but no filming is proposed. The applicant is proposing to cover the largest existing corral area on site (150'X 210'), creating a large horse arena for use during rainy weather conditions, and the arena will be open on all sides with lighting. All temporary seating for this arena shall remain outside of its footprint, no internal seating. The applicant is also proposing another small horse arena, and a parking area to accommodate up to 73 parking spaces, including 4 handicap spaces. The handicap spaces shall be paved with asphalt, while the other parking spaces and aisles shall be placed on decomposed granite. Portable toilets shall be utilized within the floodplain zone. Access to the site shall be through Rocking Horse Road (i.e. a private road), with connection to Sierra Highway via Old Mint Canyon Road (i.e. also a private road). Grading/import of solid fill (decomposed granite) is proposed for parking lot and fire lane. A conditional use permit (CUP) is required to establish a riding academy on the site which is zoned A-1-20,000 (Light Agricultural - 20,000 square foot minimum lot size required). There are currently 12 employees for this operation, with anticipation for the number to increase to 30 to serve 100 children, at set increments at different times (i.e. never more than 100 on site at any time); and also with the anticipation for the number of horses on the property to increase from 20 to 30 maximum. Site is within the Agua Dulce Community Standards District (CSD).

2. LOCATION:

34289 Rocking Horse Rd., Agua Dulce

3. PROPONENT:

Ms. Denise Tomey
Carousel Ranch
34289 Rocking Horse Rd.
Agua Dulce, CA 91390

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT THROUGH IMPLEMENTATION OF MITIGATION MEASURES WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Rudy Silvas of the Impact Analysis Section, Department of Regional Planning

DATE: October 6, 2008

STAFF USE ONLY

PROJECT NUMBER: R2006-01208-(5)
 CASES: RCUPT 200600080
RENT 200600082



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
 DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: March 28, 2006 Staff Member: Rudy Silvas
 Thomas Guide: 4373 D3 USGS Quad: Sleepy Valley
 Location: 34289 Rocking Horse Rd., north of Rocking Horse Rd. & Old Mint Canyon Rd. intersection; approximately 1/4 mile north of Sierra Highway in Sleepy Valley

Description of Project:

The proposed project is a request for the establishment of an Equestrian Facility/Riding Academy on a 10.25 gross acre parcel of land. The site will be utilized for riding academy and equestrian related activities to provide developmental therapeutic programs for children with special needs, with occasional community events requiring the application and approval of Temporary Use Permits from the Department of Regional Planning. The site currently consists of several horse corrals, horse stalls, a tack room, storage shed and barns, a ranch house and garage, portable office trailers and a travel trailer used by a caretaker, several small horse arenas, and several movie set buildings but no filming is proposed. The applicant is proposing to cover the largest existing corral area on site (150'X 210'), creating a large horse arena for use during rainy weather conditions, and the arena will be open on all sides with lighting. All temporary seating for this arena shall remain outside of its footprint, no internal seating. The applicant is also proposing another small horse arena, and a parking area to accommodate up to 73 parking spaces, including 4 handicap spaces. The handicap spaces shall be paved with asphalt, while the other parking spaces and aisles shall be placed on decomposed granite. Portable toilets shall be utilized, but not within the floodplain/floodway zone. Access to the site shall be through Rocking Horse Road (i.e. a private road), with connection to Sierra Highway via Old Mint Canyon Road (i.e. a County-maintained roadway). Grading/import of solid fill (decomposed granite) is proposed for parking lot and fire lane. A conditional use permit (CUP) is required to establish a riding academy on the site which is zoned A-1-20,000 (Light Agricultural - 20,000 square foot minimum lot size required). There are currently 12 employees for this operation, with anticipation for the number to increase to 30 to serve 100 children, at set increments at different times (i.e. never more than 100 on site at any time); and also with the anticipation for the number of horses on the property to increase from 20 to 30 maximum. Site is within the Agua Dulce Community Standards District (CSD).

Gross Acres: 10.25 acres

Environmental Setting: This project site is rural, existing equestrian uses on site. Site is served by dirt road, topography is flat to rolling hillside. Mixed vegetation on site. A wash/creekbed is located in the southeast section of the site, which runs in a southwest direction and connects to the Santa Clara River through a series of creek channels. Creek has a designated 100 year floodplain.

Zoning: A-1-20,000 (Light Agricultural - 20,000 square foot minimum lot size required).

General Plan: Nonurban (R)

Community/Areawide Plan: Santa Clarita Valley Areawide Plan category: N1 (Non-urban 1 – max. 0.5 dwelling units per acre).

Major projects in area:

PROJECT NUMBER

(TPM 26075); Project
03-215

DESCRIPTION & STATUS

Two (2) single family residential lots on 10 acres, time extension last granted in 2004, still within Subdivision Committee. Located at 10202 Spade Spring Canyon Road, 1.5 miles east of project site.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
☒ Regional Water Quality Control Board
☒ Los Angeles Region
☐ Lahontan Region
☐ Coastal Commission
☒ Army Corps of Engineers
☒ Caltrans

Trustee Agencies

☐ None

☐ US Fish & Wildlife Service

☒ State Fish and Game

☐ State Parks

Special Reviewing Agencies

- ☐ None
☒ Santa Monica Mountains Conservancy
☐ County of Ventura
☒ Agua Dulce Town Council
☒ City of Santa Clarita
☐ Castaic Lake Water Agency
☒ SCOPE

☒ Friends of the Rivers

☒ Local Native American Tribal

Representative

☒ Santa Clarita Valley Historical Society

☒ CHP

☒ Acton-Agua Dulce Unified School District

☐ N/A

Regional Significance

- ☐ None
☐ SCAG Criteria
☐ Air Quality
☐ Water Resources
☐ Santa Monica Mountains Area

County Reviewing Agencies

- ☐ Subdivision Committee
☒ Parks and Recreation
☒ County Libraries

☒ DPW: Geotech. & Materials Engineering, Waterworks and Sewer Maintenance, Traffic & Lighting, Drainage & Grading, Watershed Mgmt. Division

☒ Fire Department: Fire Prevention, Forestry

☒ Health Department: Environmental Health & Hygiene

☒ Sheriff Department
☐ Sanitation District

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
				Less than Significant Impact with Project Mitigation	
				Potentially Significant Impact	
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Liquefaction, import of solid fill</i>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>100-year flood plain</i>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Fire Zone 4, special events</i>
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Construction noise, special event noise</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>NPDES permit required</i>
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Dust control</i>
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Blue line stream, possible riparian area</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Traffic during events</i>
	2. Sewage Disposal	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Portable toilets</i>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Emergency services</i>
	5. Utilities	20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Water supply</i>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Waste Removal</i>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Biota and traffic impacts</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

Development Policy Map

- Designation: Other Non-Urban and Agricultural (8)
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached) Date of printout: _____

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning

finds that this project qualifies for the following environmental document:

- ☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rudy Silvas Date: _____

Approved by: Paul McCarthy Date: _____

- ☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <u>Project is located one mile north of Tick Canyon Fault.</u>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>(Source: Los Angeles County Safety Element Map – Plate 5 Landslide Inventory and Plate 4 for Liquefaction Susceptibility)</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Liquefaction (Source: Los Angeles County Safety Element Map – Plate 4 Liquefaction Susceptibility); identified as a potentially liquefiable area per the State of California Seismic Hazard Zones Map – Sleepy Valley Quadrangle.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>Grading/importation of 381 cubic yards of decomposed granite fill for parking area and fire lanes proposed.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? <i>Department of Public Works shall verify</i>
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <u>Offer drainage and slope easement for Baskett Rd. per Public Works (see MMP).</u>

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

☐ Approval of Geotechnical Report by DPW

Comply with Mitigation Monitoring Program (MMP) for Drainage and Grading.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant Impact

☒ Less than significant with project mitigation

☐ Less than significant/No

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
				<i>Blue line stream</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
				<i>Project site located within a 100 year flood area-FEMA Q3 Flood Area (Source: Los Angeles County Safety Element Map Plate 6 – Flood and Inundation Hazard)</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
				<i>Project area subject to high erosion and debris deposition from run-off during storms.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
				<i>May alter existing drainage pattern</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Section 308A ☒ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Comply with Mitigation Monitoring Program (MMP) for Drainage and Grading

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone4)? <i>Project is located in Fire Zone 4.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <i>Primary off-site 26' wide access easement (i.e. Rocking Horse Rd.) from Mint Canyon Rd. must meet Fire Department emergency access standards. Mint Canyon connected to Sierra Highway.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>Site on well water usage.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Temporary Use Permit (TUP) required for all special events.</i>

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☒ **MITIGATION MEASURES**

☐ Project Design ☐ Compatible Use

☐ **OTHER CONSIDERATIONS**

Comply with MMP for Emergency Services

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant impact

☒ Less than significant with project mitigation

☐ Less than significant/No

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>Sierra Highway less than 1/4 mile south of site; Agua Dulce Airport 1 1/2 miles to the southeast.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>Proposed facility will serve children with special needs.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <i>Parking area for 73 vehicles, potential increase in the number of horses on site may necessitate the use of larger and noisier vehicles to serve and transport such animals.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>Some noise during construction period, and noise during special events.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Use of public address (PA) system during special events.</i>

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778
 ☐ Building Ordinance No. 2225--Chapter 35

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size
 ☐ Project Design
 ☒ Compatible Use

Comply with MMP for Noise

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project require the use of a private sewage disposal system? <i>Site is on existing private sewage disposal system, project will require the use of portable toilets.</i></p> <hr/> <p>If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?</p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>NPDES permit and SUSMP may be required</i></p> <hr/> <p>Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>Parking area and more horses located partially within floodway/creek area, and completely within 100 year floodplain zone could create adverse impacts.</i></p>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors? <i>Must control sheet flow from horse corral/arena areas to protect ground water systems and prevent adverse downstream effects.</i></p>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STANDARD CODE REQUIREMENTS

- | | |
|---|--|
| <input type="checkbox"/> Industrial Waste Permit | <input checked="" type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input checked="" type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

☒ MITIGATION MEASURES

- ☐ Lot Size
 ☐ Project Design
 ☐ Compatible Use

☐ OTHER CONSIDERATIONS

Comply with MMP for Drainage.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- | | | |
|--|---|--|
| <input type="checkbox"/> Potentially significant | <input checked="" type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No impact |
|--|---|--|

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? <i>Not located near freeway or heavy industrial use</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? <i>Project/parking area may generate significant exhaust fumes during occasionally held large events</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Dust from dirt road to site could increase during occasionally held large events, odor from an increased number of horses on site.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Dust and diesel exhaust fumes during construction.</i>

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code – Section 40506

☒ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

Comply with MMP for Air Quality.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Site disturbed Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? </div>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <i>Grading/import of decomposed granite (solid fill).</i> Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? </div>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? </div>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <i>Potential for riparian habitat, site in floodway/floodplain.</i> Does the project site contain oak or other unique native trees (specify kinds of trees)? </div>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? </div>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>Wildlife corridor appears to be established along floodplain</i> </div>

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ ERB/SEATAC Review
 ☐ Oak Tree Permit

Comply with MMP for Biota.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Drainage course, streambed on site</i> Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Old movie set on site</i> Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>Arena canopy could be large.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Visual Report
 ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (mid-block or intersections)?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div>Will the project result in any hazardous traffic conditions?</div> <hr/> <div><i>Vehicles entering and exiting the site during occasional large events could create hazardous conditions.</i></div>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div>Will the project result in parking problems with a subsequent impact on traffic conditions?</div> <hr/> <div><i>Problems may result if parking needs exceed the 73 parking spaces to be provided.</i></div>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div>Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?</div> <hr/> <div><i>Fire Department must clear access for project.</i></div>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div>Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection, or 150 peak hour trips added by project traffic to a mainline freeway link, be exceeded?</div> <hr/> <div><i>Possibly during occasional large events, project generated traffic may exceed threshold. Approved Traffic Management Plans must be adhered to.</i></div>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div>Other factors?</div> <hr/> <div><i>Approval of a Temporary Use Permit (TUP) is required prior to every special event. TUPs must include approved Traffic Management Plans (see MMP).</i></div>

☒ MITIGATION MEASURES

☐ Project Design ☐ Traffic Report

☐ OTHER CONSIDERATIONS

☒ Consultation with Traffic & Lighting Division

Comply with MMP for Traffic and Emergency Services.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant

☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <i>Existing site on private sewage system. Project will require the use of portable toilets.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Only portable toilets may be used in conjunction with the project and must be located outside of floodplain zone.</i>

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

Comply with MMP for Waste Removal.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>Additional staff & equipment may be needed for standby during special events.</i></p>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>Fire Zone 4 – Very high fire hazard area</i></p>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>TUP required prior to all special events.</i></p> <hr/> <hr/> <hr/> <hr/>

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fee

Comply with MMP for Emergency Services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant

☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?</p> <p><u>Proposed project site is not within the service area of a water utility. No new water wells proposed by the applicant.</u></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?</p> <p><u>Department of Public Health and Fire will determine if adequate supply is available.</u></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create problems with providing utility services, such as electricity, gas, or propane?</p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any other known service problem areas (e.g., solid waste)?</p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?</p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><u>Site is existing with horse corrals</u></p>

STANDARD CODE REQUIREMENTS

☒ Plumbing Code – Ordinance No. 2269 ☒ Water Code – Ordinance No. 7834

☒ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

Comply with MMP requirements for Water.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>Sierra Highway is classified as a disaster route (Source: Los Angeles County Safety Element Map Plate 8 – Critical Facilities and Lifeline Systems)</i>
j.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Horse manure must be removed daily in floodway/floodplain zone.</i>

☒ MITIGATION MEASURES

☐ Toxic Clean-up Plan if applicable

Comply with MMP for Waste Removal

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>Potential to impact area within floodway and floodplain and surrounding area.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p>

Project inside of floodway and floodplain can be mitigated to prevent adverse impacts downstream to surrounding flora and fauna to a level that is less than significant. Impacts to traffic can also be mitigated.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No impact

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Noise				
<p>1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:</p> <p>A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection for Noise Control (Section 12.08.440 and all other applicable sections). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment in good working order and follow the manufacturer's recommended noise muffling devices and covers; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.</p> <p>B. All construction, grading or earth material hauling activities shall be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (Title 12 ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or</p>	<p>Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Department of Regional Planning, Public Works, and Public Health</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>other improvements thereon. Decomposed granite will be imported with this project.</p> <p>C. A public address (PA) system for use during special events shall not exceed a set decibel level established by the County Health Department. The level set is for special events that occur between 7AM to 10 PM:</p> <p>MAX at any time: 70 dBA 1 min (cumulative period) out of any hour or L1.7: 65 dBA 5 min out of any hour or L8.3: 60 dBA 15 min out of any hour or L25: 55 dBA 30 min out of any hour or L50: 50 dBA</p>				
Air Quality				
2. The Project Developer shall	Payment for implementation of air	Monitoring to occur during	Applicant	Los Angeles County Department:

MMP for RCUPT 200600080 (Carousel Ranch) at 34289 Rocking Horse Rd., Sleepy Valley (November 20, 2008)

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks). • Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment 	<p>quality management measures to be paid prior to commencement of construction.</p>	<p>construction.</p>		<p>of Regional Planning, Public Works</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)</p> <ul style="list-style-type: none"> Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). Limit truck and equipment idling time to five minutes or less. Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. <p>3. The Project Proponent shall implement fugitive dust control measures in accordance with</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>SCAQMD Rule 403. The Project Developer shall include in construction contracts the applicable control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Use watering to control dust generation during grading/filling activities • Water active grading/fill sites and unpaved surfaces at least three times daily. • Cover stockpiles with tarps or apply non-toxic chemical soil binders. • Provide daily clean-up of mud and dirt carried onto paved streets from the site. • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. • Install wind breaks at the windward sides of construction areas. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. • An information sign shall be posted at the entrance to each construction site (i.e. subject parcel) that identifies the permitted construction hours and provides a telephone 				

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.				
Biota				
<p>4. The following mitigation measures shall be applied:</p> <p>A. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning and Fire Department prior to the issuance of a grading or building permit. Landscaping shall provide a visual screening and erosion-preventative function. The landscape plan shall utilize only locally-sourced, locally indigenous plant species and varieties outside of irrigated zones, and shall use non-invasive species within irrigated zones.</p> <p>B. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be</p>	<p>Payment for implementation of biological protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Department of Regional Planning, Public Works, and State Department of Fish and Game.</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. In order to ensure the protection of all Migratory nongame native bird species that are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13), of which Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA), the developer shall ensure that if project activities cannot feasibly avoid the breeding bird season, then beginning thirty days prior to the disturbance of a suitable nesting habitat the developer/project proponent will arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities within 300 feet of suitable</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing marking the protected area 300 feet (or 500 feet) from the nest. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. The developer shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>C. Prior to grading or earth material hauling activities, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>to biological/riparian resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading/construction field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During any earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading, earth moving or other construction activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p> <p>D. The developer shall consult with the California Department of Fish and Game (CDFG) prior to the issuance of any grading or building permits for potential impacts to State listed species, and for any salvage and relocation plans for special status plant or wildlife species.</p> <p>E. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt. The applicant shall limit the amount of barriers for the Project Site to the greatest extent possible. Any barriers</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>constructed for the project will not impede any north-south wildlife movement through the preserved and revegetated areas within the Project Site.</p> <p>F. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.</p> <p>G. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.</p> <p>H. Prior to the issuance of any grading or building permits, the applicant shall obtain written clearance from CDFG on any mitigation requirements for impacts to CDFG's jurisdiction; the developer may be required to provide a minimum 1:1 replacement ratio for any impacted resources, subject to agency approval.</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Appropriate mitigation for impacts to CDFG jurisdictional waters will be determined through the CDFG 1602 Streambed Alteration Agreement (SAA) permitting process if the applicant is required to file for it. Should the applicant file for a SAA, the applicant must provide CDFG with a biological assessment, which will include vegetation maps and biological surveys of the site.</p> <p>I. No further installation of chainlink fencing will be allowed, only split rail (3 rail) type horse fences will be permitted in order to not restrict wildlife movement.</p> <p>J. Anticoagulants are not to be used as a method of rodent control.</p>				
Water Service				
<p>5. The applicant shall provide an adequate sustainable supply of potable water from an approved source to the satisfaction of the Department of Public Health. The applicant must contact the County of Los Angeles Department of Public Health for water availability approval at (626) 430-5380.</p> <p>6. A water system maintained by the property owner, with appurtenant facilities to serve all buildings in the project, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
fire flows.				
Drainage and Grading				
7. The project shall comply with the drainage concept and/or Standard Stormwater Urban Mitigation Plan approved by Public Works. <u>All proposed improvements shall be designed in such a way that they do not adversely impact the existing floodway to the satisfaction of Public Works.</u> The Department of Public Works shall also determine, prior to issuance of any grading/solid fill, hauling or building permit, if an NPDES permit is required.	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits.	Applicant	Los Angeles County Department of Regional Planning, Public Works
8. <u>Dedicate or offer drainage and slope easement for Baskett Road along the westerly property line to the satisfaction of Public Works.</u>				
9. Whenever there is an offer of future street or private and future street right of way, <u>provide a drainage acceptance statement/letter.</u>				
10. A grading/ haul route plan for import of decomposed granite is required to be reviewed and approved by <u>Public Works</u> prior to issuance of any grading or building permits. The project area of the site is located within a floodway/ floodplain.				
Geotechnical				
11. Prior to construction of this project, the applicant shall provide to Public Works a <u>geotechnical engineering report that addresses, but is not limited to, the potential for liquefaction and</u>	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading permits.	Applicant	Los Angeles County Department of Regional Planning, Public Works

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
recommends mitigation as necessary.				
Waste Removal				
<p>12. Horse corrals in the floodway/floodplain areas must be cleaned daily and prior to any forecasted rainfall. Horse manure shall be placed in water protective bins for pickup and use elsewhere or for disposal off site.</p> <p>13. Only portable toilets may be used in conjunction with the equestrian facility/riding academy. These toilets are not to be placed within the designated floodway/floodplain areas of the site.</p>	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading/building permits and after construction.	Applicant	Los Angeles County Department of Regional Planning, Public Works, Public Health
Traffic				
<p>14. The applicant must contact the Traffic and Lighting Division of Public Works. <u>A traffic circulation/site access analysis shall be submitted to Public Works for review and approval. The analysis should describe the primary route using public roadways to access the site and address the need for additional traffic control devices along the route to accommodate turning movements by large size trucks or vehicles with trailers, including the intersection of Old Mint Canyon Road at Sierra Highway.</u></p> <p>15. The applicant shall adhere to the <u>Traffic Management Plans reviewed and approved by Caltrans and Public Works, which will be a part of the Temporary Use Permits required for the occasional community events proposed.</u></p>	Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.	Monitoring to occur prior to issuance of grading/building permits and during special events	Applicant	Los Angeles County Department of Regional Planning, Public Works (Traffic and Lighting Division), Caltrans

MITIGATION MONITORING PROGRAM
PROJECT NO. R 2006-01208-(5)

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>16. <u>Make an offer of private and future right of way 32 feet from the westerly property line along Basket Road.</u></p> <p>17. Any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. Large size truck trips are limited to off-peak commute periods/hours using designated truck routes.</p>				
Emergency Services				
18. The applicant is required to file for and obtain approval of a Temporary Use Permit (TUP) with the Department of Regional Planning prior to any special events. The application for a TUP requires the coordination between the Fire, Sheriff, and Health Departments prior to any approval.	Payment for implementation of emergency services measures to be paid prior to commencement of special events.	Monitoring to occur special events.	Applicant	Los Angeles County Department of Regional Planning, Public Works, Fire Department, Sheriff Department, Public Health
Mitigation Compliance				
19. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.	<p>Submittal and approval of annual Mitigation Compliance Report.</p> <p>Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.</p>	Annually	Applicant	Los Angeles County Dept. of Regional Planning



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

October 6, 2008

**PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION**

Project: R2006-01208

Case: RCUPT 200600080, RENV 200600082

The Department of Regional Planning (DRP) staff has determined that the following mitigation measures or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of project approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation Measures for: Noise

1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:

A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection for Noise Control (Section 12.08.440 and all other applicable sections). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment in good working order and follow the manufacturer's recommended noise muffling devices and covers; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.

B. All construction, grading or earth material hauling activities shall be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (Title 12 ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon. Decomposed granite will be imported with this project.

C. A public address (PA) system for use during special events shall not exceed a set decibel level established by the County Health Department. The level set is for special events that occur between 7AM to 10 PM:

MAX at any time: 70 dBA

1 min (cumulative period) out of any hour or L1.7: 65 dBA

5 min out of any hour or L8.3: 60 dBA
15 min out of any hour or L25: 55 dBA
30 min out of any hour or L50: 50 dBA

Mitigation Measures for: **Air Quality**

2. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
 - Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).
 - Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)
 - Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
 - Limit truck and equipment idling time to five minutes or less.
 - Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
3. The Project Proponent shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the applicable control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Use watering to control dust generation during grading/filling activities
- Water active grading/fill sites and unpaved surfaces at least three times daily.
- Cover stockpiles with tarps or apply non-toxic chemical soil binders.
- Provide daily clean-up of mud and dirt carried onto paved streets from the site.
- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Install wind breaks at the windward sides of construction areas.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.

An information sign shall be posted at the entrance to each construction site (i.e. subject parcel) that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt

Mitigation Measures for: **Biota**

4. The following mitigation measures shall be applied:

A. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning and Fire Department prior to the issuance of a grading or building permit. Landscaping shall provide a visual screening and erosion-preventative function. The landscape plan shall utilize only locally-sourced, locally indigenous plant species and varieties outside of irrigated zones, and shall use non-invasive species within irrigated zones.

B. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. In order to ensure the protection of all Migratory nongame native bird species that are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13), of which Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA), the developer shall ensure that if project activities cannot feasibly avoid the breeding bird season, then beginning thirty days prior to the disturbance of a suitable nesting habitat the developer/project proponent will arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing marking the protected area 300 feet (or 500 feet) from the nest. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. The developer shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

- C. Prior to grading or earth material hauling activities, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological/riparian resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading/construction field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During any earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading, earth moving or other construction activities if violations of mitigation measures or any local, state, or federal laws are suspected.
- D. The developer shall consult with the California Department of Fish and Game (CDFG) prior to the issuance of any grading or building permits for potential impacts to State listed species, and for any salvage and relocation plans for special status plant or wildlife species.
- E. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt. The applicant shall limit the amount of barriers for the Project Site to the greatest extent possible. Any barriers constructed for the project will not impede any north-south wildlife movement through the preserved and revegetated areas within the Project Site.
- F. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.
- G. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.
- H. Prior to the issuance of any grading or building permits, the applicant shall obtain written clearance from CDFG on any mitigation requirements for impacts to CDFG's jurisdiction; the developer may be required to provide a minimum 1:1 replacement ratio for any impacted resources, subject to agency approval. Appropriate mitigation for impacts to CDFG jurisdictional waters will be determined through the CDFG 1602 Streambed Alteration Agreement (SAA) permitting process if the applicant is required to file for it. Should the applicant file for a SAA, the applicant must provide CDFG with a biological assessment, which will include vegetation maps and biological surveys of the site.
- I. No further installation of chainlink fencing will be allowed, only split rail (3 rail) type horse fences will be permitted in order to not restrict wildlife movement.
- J. Anticoagulants are not to be used as a method of rodent control.

Mitigation Measures for: **Drainage and Grading**

5. The project shall comply with the drainage concept and/or Standard Stormwater Urban Mitigation Plan approved by Public Works. The Department of Public Works shall also determine, prior to issuance of any grading/solid fill, hauling or building permit, if an NPDES permit is required.
6. A grading/ haul route plan for import of decomposed granite is required to be reviewed and approved by Regional Planning and Public Works prior to issuance of any grading or building permits. The project area of the site is located within a floodway/ floodplain.

Mitigation Measures for: **Waste Removal**

7. Horse corrals in the floodway/ floodplain areas must be cleaned daily and prior to any forecasted rainfall. Horse manure shall be placed in water protective bins for pickup and use elsewhere or for disposal off site.
8. Only portable toilets may be used in conjunction with the equestrian facility/riding academy. These toilets are not to be placed within the designated floodway/floodplain areas of the site.

Mitigation Measures for: **Traffic**

9. The applicant must contact the Traffic and Lighting Division of Public Works to work out a Traffic Management Plan for special events. A copy of the plan shall be forwarded to Caltrans for their review.
10. Any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. Large size truck trips are limited to off-peak commute periods.

Mitigation Measures for: **Emergency Services**

11. The applicant is required to file for and obtain approval of a Temporary Use Permit (TUP) with the Department of Regional Planning prior to any special events. The application for a TUP requires the coordination between the Fire, Sheriff, and Health Departments prior to any approval.

Mitigation Measures for: **Mitigation Compliance**

13. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by a Hearing Officer or the Planning Commission will be on the project as changed/conditioned.

Diane Toney
Applicant

10-7-08
Date

☐ No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

David Bryan Leonard
11709 Mint Canyon
Agua Dulce, California 91390
661-268-7365

April 17, 2006

Carousel Ranch
34289 Rocking Horse Road
Agua Dulce, CA 91390

Attn: Becky and Denise

Well Hey Neighbor:

I just wanted to write you guys a note telling you how fortunate I feel to have you as neighbors.

As a property owner with acreage adjacent to and above your property, I cannot help but be impressed by the tremendous job that you are doing.

Over the last 6 months, you have consistently maintained a responsible, professional and neighborly program with great sensitivity about its impact to my property.

It has been a pleasure visiting with you and I look forward to many a BBQ in the years to come.

All the best,

A handwritten signature in black ink, appearing to read 'David', with a stylized, cursive script.

David

Gutierrez, Anita

From: David Bryan Leonard, ALC [wolfbird@pacbell.net]
Sent: Thursday, October 30, 2008 10:15 AM
To: Gutierrez, Anita
Cc: DTomey2777@aol.com; Rosalind Wayland; adtc@aguadulce-ca.com
Subject: Request For Continuance Of Regional Planning Hearing of Carousal CUP
Attachments: CUP Relief Letter.pdf; Request For Continuance.pdf

Dear Ms. Gutierrez:

Upon learning about the extent of the proposed CUP for Carousal Ranch, on October 1, 2008, I submitted a letter outlining the issues of concern and a request for relief. On October 8, 2008, these concerns were voiced to the Agua Dulce Town Council. Prior to taking a formal position on the CUP request, the Council requested that Carousal meet with the neighbors and report back if any compromises were obtained. We are to report back to the Town Council. Its next meeting is November 12, 2008 at 7:00 pm.

The "neighbor meeting" occurred on October 11, 2008. Several Carousal Board members and the adjacent neighbors were present. At the meeting, Carousal agreed that it would: 1) Water the road around the Connor House to reduce dust on the days of operation. 2) Agreed to stop using prison labor in residential areas and; 3) To correctly classify its project as a "Therapeutic Riding Center." Despite its verbal reassurances, to date, Carousal has **not** memorialized its position for inclusion in the CUP conditions.

In addition, Carousal agreed to submit a removal plan, with interim rental and occupancy guidelines for the use of its trailer which it erected in a recorded "no build" easement zone benefiting my property. This trailer has been a nuisance and the residence of the unsupervised child that started the 2007 Buckwheat fire which consumed 38,000 acres. Other issues, including the hours of operation and future growth still need to be addressed. To date, despite its promise to do so, Carousal has **not** provided the mitigation plan. Additional time is required to address and memorialize these concerns.

Attached please find a request for continuance of the November 12, 2008 9:00 a.m. Regional Planning hearing along with my initial letter of October 1, 2008. Regional Planning's hearing occurs prior to the Town Council's meeting. A number of neighbors are concerned about the CUP. To avoid confusion, kindly advise regarding the status of the request and continuance of the matter at your first opportunity.

Respectfully submitted,

David Leonard

11/20/2008

DAVID BRYAN LEONARD
Mailing Address
2934 ½ Beverly Glen Circle
No. 360
Los Angeles, California 90077
310-613-5684 / 323-965-9911

October 2, 2008

Department Of Regional Planning
320 West Temple Street
Los Angeles CA 90012

Attn: Ms. Anita D. Gutierrez

Re: *Case Number R2006-01208-(5)*

Dear Ms. Gutierrez:

Carousel Ranch is requesting a Conditional Use Permit ("CUP") for a number of non-residential uses of its property. This letter will memorialize my concerns regarding the pending CUP.

I own the property directly adjacent to Carousel Ranch [APN 3214-018-027 ("027")] and directly adjacent and above my 027 property. [APN 3214 -018-029 ("029")] Both of my properties are served by the undeveloped dedicated private street easement entitled "Baskett Road". The Carousel Ranch property [APN # 3214-016-016] runs directly adjacent to my "027" property. Baskett Road also serves Carousel's property. (See Diagram, attached as page "D")

I.
Existing Problems With Carousel's CUP Application

The following problems exist regarding Carousel Ranch's CUP application:

1. Rental Housing Trailer Blocks Easement, Violates Restrictive Covenants and Disregards Setback Requirements: The structure listed as Item 3 on Carousel's CUP request is a rental housing trailer that has been erected in violation of the property's land use restrictions (See, Attached Excerpt Of Title Report Carousel Property, Land Use Restriction - Limitation 7 & 8 attached as pages "A- F"]

These restrictions unambiguously states:

It is understood that each undersigned grantor dedicates only that portion of the above described land in which said grantor has an interest and reserving to the grantor all ordinary uses of said land except the erection or construction of any structure not ordinarily placed in said easement. ...

[Restrictions 7 & 8 Marked Pages "A & E" (emphasis added).]-

Blocking a dedicated easement serving adjacent lots is not ordinary use. The erection of a rental housing trailer, propane tanks, air conditioning units and other attachments less than 10 feet from your neighbor's property line is prohibited conduct. (See, California Code of Regulations, Title 22, 22.44. et seq.) The housing trailer's location blocks a dedicated easement, violates restrictive covenants and disregards community standards setback requirements

2. Inappropriate Use Of Prisoners/Convicts In Private Residential Area: Carousel Ranch regularly uses prison labor to perform capital improvements and maintenance outside of normal brush clearance activities. Orange suited prisoners perform capital improvements such as construction, painting, barn improvements, horse stall improvements, electrical, landscaping, pool removal, lighting, structure relocation, and roofing.

It is absolutely inappropriate to allow a non-profit business enterprise to regularly utilize prison labor in private residential areas. There are families, individuals, children, horses and available vehicles that are regularly observed and easily accessible. The presence of prison labor devalues the property, causes discomfort, and deters use and enjoyment due to prisoner observation of activities.¹

3. Erroneous CUP Business Classification: Per the Department of Regional Planning's description of project, Carousel Ranch has requested a CUP for the establishment of an "Equestrian Facility/Riding Academy." Carousel Ranch is not a "Riding Academy" or "Equestrian Center." It is a non-profit 501(c)(3) Therapeutic Riding Program² To prevent future use problems or disputes, the CUP should describe and limit Carousel's activity to those of a "Therapeutic Riding Facility."

4. Proposed Business Growth And Capacity Is Excessive: Carousel Ranch is located in a rural, unpaved area with surrounding residential parcels. We are on limited drought influenced well water, and are in a flood plain prone to liquefaction and fire. The current Carousel density is already creating excessive dust, activity and noise. Furthermore, Carousel's history of conduct thus far casts doubt as to whether it can maintain its current operations without adverse impact to the community. Any CUP should require that Carousel maintain its present capacity of no more than 100 students per week, 12 employees and normal business operations of Monday – Friday from 9:00 am to 5:00 pm. Future growth can be addressed in subsequent CUP application.

¹ Of additional concern, is the question of whether the prisoners are making capital improvements to the Carousel Ranch, at taxpayers' expense, without reimbursement of the value gained to the County?

² See, <http://www.carouselranch.org/program.php>

II. Carousel's Pattern Of Conduct

Initially, I thought that Carousel would be a positive part of our community. Prior to their arrival, I was a volunteer with the horse rescue team that assisted in the evacuation of Carousel's horses from Placerita Canyon during the 2004 Foothill Fire.

Upon their arrival to Agua Dulce, I sponsored, and personally worked, a crafts booth for Carousel's grand opening fund raiser. I was also a financial supporter. I gladly issued a letter of support (circa 2005) for the initial operation of their facility. Carousel submitted my initial letter to Regional Planning and the letter is currently in its file.

Once Carousel settled in, despite a warm welcome, it began a pattern of reckless disregard for our health, welfare and applicable zoning requirements. I personally issued warnings to Carousel's executive members regarding its lack of child supervision and potential hazards resulting there from. Carousel failed to exert sufficient of control over its residential employee's children roaming the property. They also ignored clear behavioral manifestations from the resident 10 year old which included stealing, animal abuse and fighting. The lack of supervision, along with its dereliction of responsibility, culminated in the 2007 "Buckwheat" fire started by Carousel's resident, unsupervised, 10 year old child. In addition to consuming over half of my property, the fire burned 38,000 acres, 21 homes, 42 structures and critically injured several people.

Thereafter, Carousel maintained a pattern of disregard for Agua Dulce's Community Standards limitations and County side yard setbacks requirements. Carousel Ranch has refused to remove the housing trailer it erected within 10 feet of my property line, blocking a dedicated easement serving my upper lots. They regularly have prison labor perform capital improvements in the residential areas.

Currently, Carousel is attempting to obtain County permission to maintain conduct that devalues my property and circumvents applicable land use restrictions. Approval of the CUP, without remedial requirements and operational limitations adversely impacts my use, value and enjoyment of my home and adjoining lots.

III. Requested Limitations & Relief

It is respectfully requested that as a condition precedent to the approval of their CUP, the following minimum requirements be imposed:

1. Removal of the white trailer from the Baskett Road easement.
2. Classify Carousel's project description for the CUP as a Therapeutic Riding Facility.

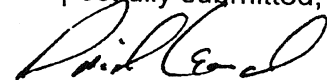
3. Prohibit the use of prison labor for activities other than brush clearance and limit prisoner presence to the lower non-residential portion of their facility.
4. Require an accounting of capital improvements already made by prison labor, other than brush clearance.
5. Limit business capacity to current level of no more than 100 children per week.
6. Require a specific dust control and vehicle noise abatement plan to be submitted by Carousel prior to CUP approval.
7. Limit normal business operation times to Monday – Friday, 9:00 am to 5:00 pm.
8. Limit staff to current level of 12 employees.
9. Require that all resident employees live in the unoccupied main house rather than a trailer. This would insure better screening and supervision of future caretakers.

Conclusion

Since it relocated to Agua Dulce, Carousel Ranch's conduct has caused harm to my property. Its failure to provide adequate supervision, heed reasonable warning signs of behavioral problems, and neighbor complaints of unsupervised children, resulted in Carousel's resident caretaker's 10 year old child igniting one of the costliest fires in California history. Carousel Ranch is disregarding dedicated easements and using prison labor in a residential area chilling activities during their presence and allowing numerous convicts to observe properties and residential patterns. Prison labor is making capital improvements to the facility without any apparent form of cost accounting or reimbursement to tax payers.

The Board of Supervisors and Regional Planning Department represents all of us, not just Carousel Ranch. If granted, the CUP should include the restrictions requested above.

Respectfully submitted,



David Leonard

Cc: Supervisor Michael D. Antonovich
Deputy Rosalind Wayman
Agua Dulce Town Council
Carousel Ranch

RECORDING REQUESTED BY
COUNTY OF LOS ANGELES

WHEN RECORDED MAIL TO:

DEPARTMENT OF PUBLIC WORKS,
550 SOUTH VERMONT AVE. ROOM 508
LOS ANGELES, CALIFORNIA 90020

87 1546570

87-1546570

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 3 P.M. SEP 25 1987
PAST.

FREE

7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

OFFER TO DEDICATE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
KENNETH L. MOORE AND REGINA M. MOORE

heraby certify that we are the owners of or are interested in the
lands included within the proposed subdivision known as Parcel Map
No. 16581 and consent to the preparation and
filing/recording of said subdivision as a parcel map/certificate of
compliance. We hereby dedicate to the COUNTY
OF LOS ANGELES an easement for public road and highway purposes in and
across the real property in the unincorporated territory of the County
of Los Angeles, State of California, described as a portion of Section
15, Township 5 North, Range 14 West, San Bernardino Meridian according
to the official plat of said land, shown as parcel 3 on the attached
map.

It is understood that each undersigned grantor dedicates only that
portion of the above described land in which said grantor has an interest
and reserving to the grantor all ordinary uses of said land except the
erection or construction of any structure not ordinarily placed in said
easement until such time as said easement is accepted by the governing
body and/or is opened for public use.

This offer is made in accordance with Division 2 of Title 7 of
the Government Code for the benefit of the County of Los Angeles and
all parties who have or may acquire any right, title, or interest in
any part of the above described property. This offer is binding on
the owner, his heirs, assigns or successors in interest, and shall
continue until accepted or rejected, in whole or in part, at any time
or times, by the Board of Supervisors of the County of Los Angeles.

Dated: August 24, 1987

FOR PARCEL MAP NO. 16581

CERTIFICATE OF COMPLIANCE

Kenneth L. Moore
Kenneth L. Moore

Regina M. Moore
Regina M. Moore


NOTE: Acknowledgment forms on reverse side.

A

ACKNOWLEDGEMENT FORM FOR INDIVIDUALS

STATE OF CALIFORNIA,
County of Los Angeles: } ss.

On August 25th 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth R. Moore

 OFFICIAL SEAL
DIANE SAYRE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Exp. Dec. 5, 1989

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name he subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature Diane Sayre


GENERAL ACKNOWLEDGEMENT

STATE OF California } ss.
COUNTY OF Los Angeles

On this the 25th day of Aug 19 87, before me the undersigned Notary Public, personally appeared Susan A. Proctor
Regina M. Moore

personally known to me
XX proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it.

WITNESS my hand and official seal

 OFFICIAL SEAL
SUSAN A. PROCTOR
Notary Public - California
LOS ANGELES COUNTY
My Comm. Exp. Apr. 2, 1991

Susan A. Proctor
Notary's Signature

87-1546570

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

FOR COUNTY USE ONLY

APPROVED: September 8, 1987
Department of Public Works

At its meeting and description:
Edward J. Proctor
Deputy

CONSENT TO RECORDATION

The County of Los Angeles consents to the recordation of the Attached Offer to Dedicate pursuant to the authority of a resolution adopted by the Board of Supervisors on March 13, 1979. This consent is not an acceptance of the offer to dedicate.

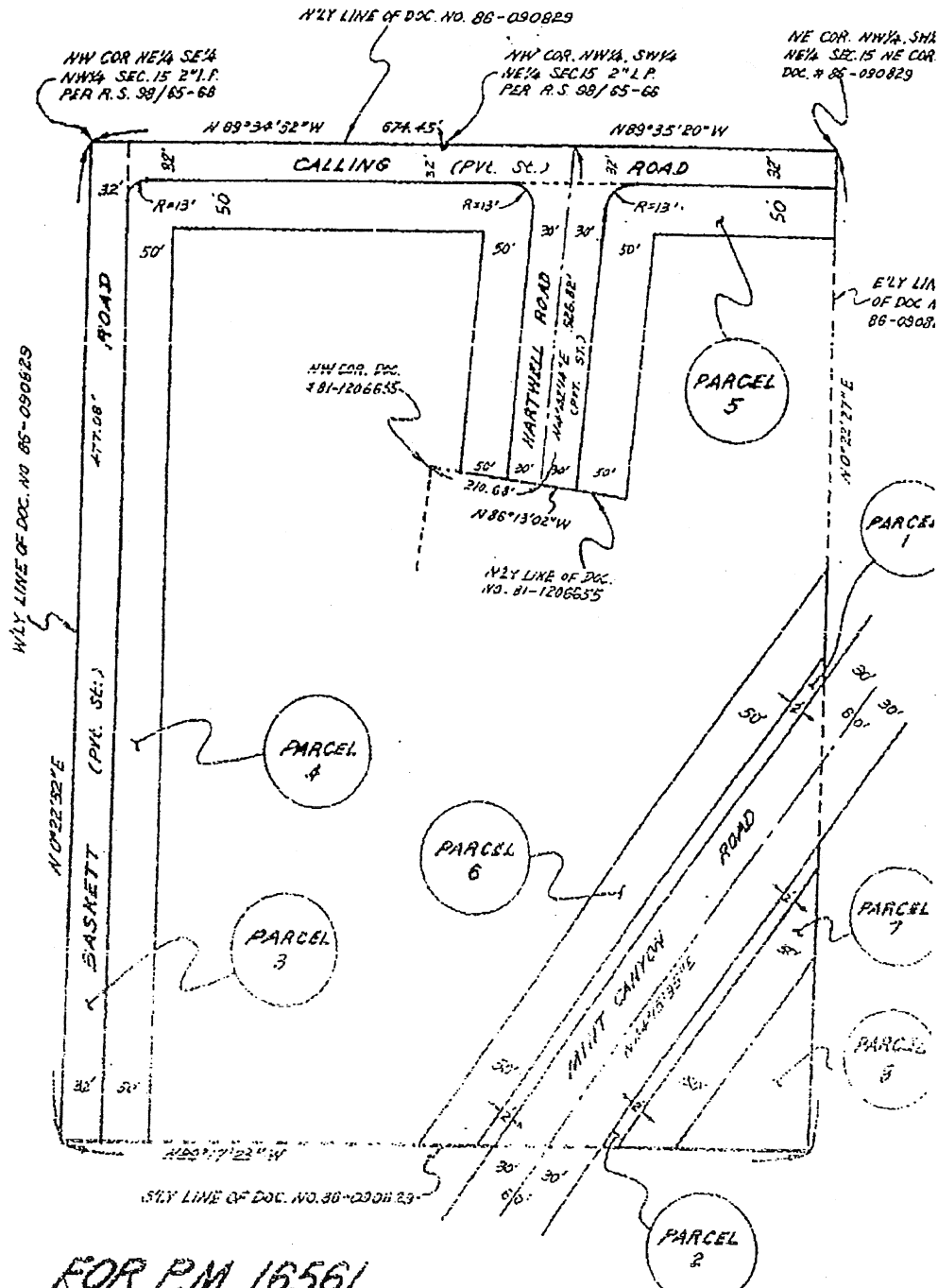
Dated: September 8, 1987

By: Bernard L. Proctor
Deputy
County Engineer

87-1546570

B

A PORTION OF SECTION 15 T.5N., R.14W.



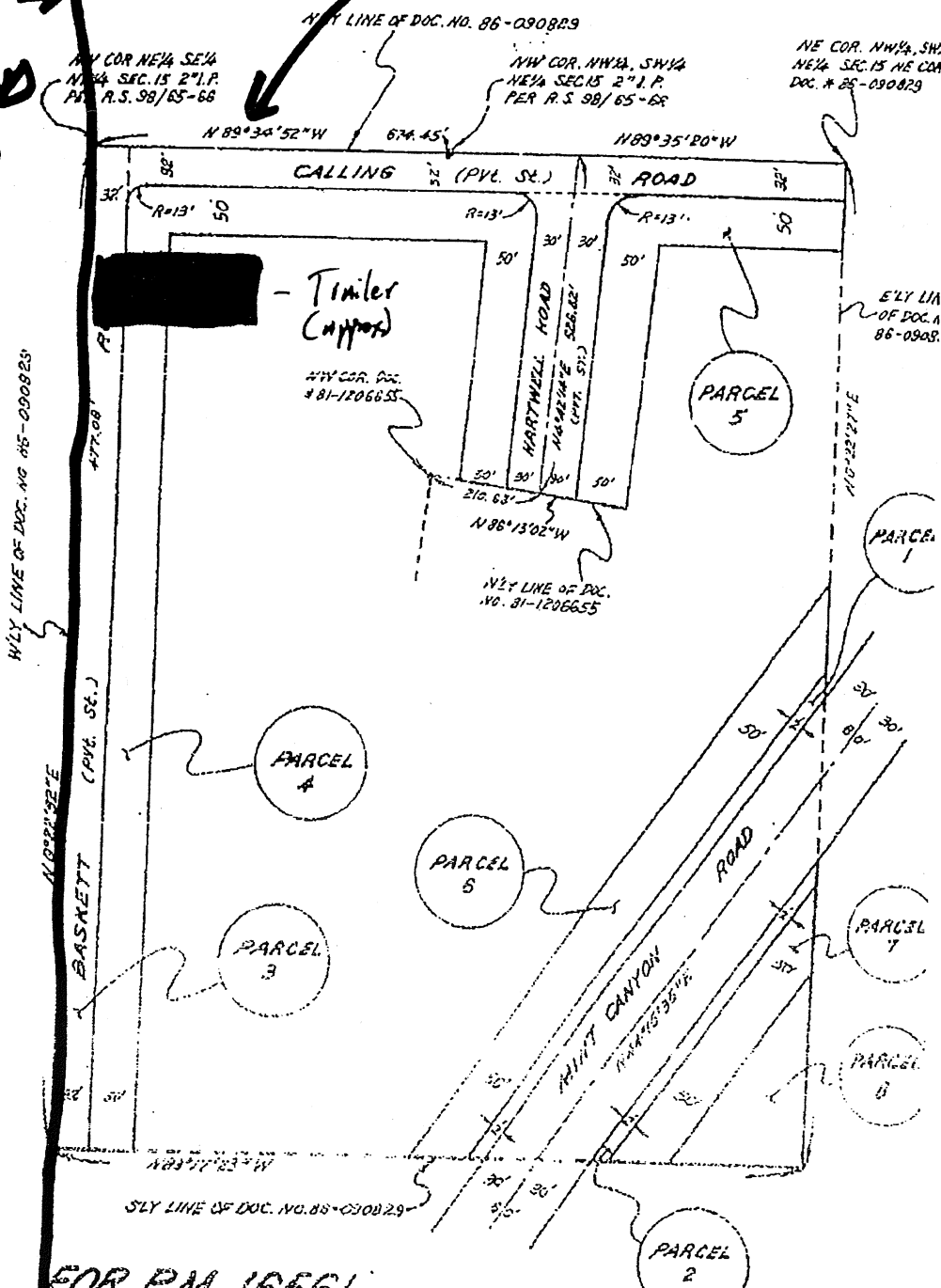
FOR P.M. 16561
 CERTIFICATE OF COMPLIANCE 87-1546570
 REF: P.M.B. 56/27 AND R.S. 98/65-66

C

Trailer (approx.)

A PORTION OF SECTION 15 T.5N., R.14W.

(Easement)
Property
Line



FOR P.M. 16561
CERTIFICATE OF COMPLIANCE
REF: P.M.B. 56/27 AND R.S. 98/65-66
87-1546572

RECORDING REQUESTED BY
COUNTY OF LOS ANGELES

87 1546572

87 1546572

#8

WHEN RECORDED MAIL TO
DEPARTMENT OF PUBLIC WORKS

SUBDIVISION SECTION ROOM 508
530 SOUTH VERMONT AVENUE
LOS ANGELES, CA 90020

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 3 P.M. SEP 25 1987
PAST.

FREE

A

Space above this line for Recorder's use

EASEMENT

For a VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

KENNETH L. MOORE AND REGINA M. MOORE

do hereby grant to the COUNTY OF LOS ANGELES an easement for, and the right to construct, maintain, operate, and use, alone purposes and appurtenant structures in and across the real property in the unincorporated territory of the County of Los Angeles, State of California, described as a portion of Section 15, Township 3 North, Range 14 West, San Bernardino Meridian according to the official plat of said land, shown as parcels 4, 5, 6 and 7 on the attached map.

Together with the right to enter upon and to pass and repass over and along said easement and right of way and to deposit loads, implements, and other materials thereon, by said County of Los Angeles, its officers, agents, and employees, and by any contractor, his agents and employees, engaged by said County, whenever and wherever necessary for the purposes above set forth.

It is understood that each undesignated grantor grants only that portion of the above described land in which said grantor has an interest.

Dated: August 24, 1987

FOR PARCEL MAP NO. 16561

CERTIFICATE OF COMPLIANCE

Kenneth L. Moore
Kenneth L. Moore

Regina M. Moore
Regina M. Moore

NOTE: Acknowledgment forms on reverse side.

ACKNOWLEDGEMENT FORM FOR INDIVIDUALS


STATE OF CALIFORNIA } ss.
County of Los Angeles

On August 25, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth R. Moore

Kenneth R. Moore, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Diane Sayre



OFFICIAL SEAL
DIANE SAYRE
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Comm. Exp. Dec. 3, 1993

GENERAL ACKNOWLEDGEMENT

STATE OF California } ss.
COUNTY OF Los Angeles


On this the 25th day of AUG. 19 87, before me, Susan A. Proctor, the undersigned Notary Public, personally appeared Regina M. Moore

Regina M. Moore, personally known to me
X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it.

WITNESS my hand and official seal.

Susan A. Proctor
Notary's Signature

87-1546572



OFFICIAL SEAL
SUSAN A. PROCTOR
NOTARY PUBLIC, CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. Apr. 8, 1991

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

FOR COUNTY USE ONLY

CERTIFICATE OF ACCEPTANCE

APPROVED: September 8, 1987
Department of Public Works

As to execution and description:
[Signature]
Deputy

This is to certify that the interest in real property conveyed by the within deed or grant to the County of Los Angeles, a governmental agency, is hereby accepted under authority of a resolution adopted by the Board of Supervisors of said County on March 13, 1979 and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated: Sept. 8, 1987
By: [Signature]
Deputy
County Engineer

DAVID BRYAN LEONARD
Mailing Address
2934 ½ Beverly Glen Circle
No. 360
Los Angeles, California 90077
310-613-5684 / 323-965-9911

October 29, 2008

Department Of Regional Planning
320 West Temple Street
Los Angeles CA 90012

Attn: Ms. Anita D. Gutierrez

Re: *Project Number: R2006-01208-(5)*
Case Number: RCUPT 200600080

REQUEST FOR CONTINUANCE

Dear Ms. Gutierrez:

It is respectfully requested that the November 12, 2008 hearing regarding the intent to adopt a negative declaration regarding *project number R2006-01208-(5)* be continued.

GOOD CAUSE for the continuance is as follows:

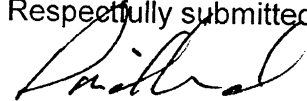
1. **The Hearing Is Premature:** Carousel Ranch and the impacted neighbors are attempting to resolve issues presented to Regional Planning. At a neighbor meeting of October 11, 2008, Carousel agreed to present a mitigation proposal. To date, the proposal has not been provided. As a result, the current hearing is premature because any agreed upon mitigation plan needs to be incorporated into the CUP.
2. **The Matter Needs To Be Returned To The Agua Dulce Town Council & The Hearing Conflicts With The Council's Meeting Schedule.** On October 8, 2008, the neighbors and Carousel presented their positions to the Agua Dulce Town Council. Prior to taking a formal position on Carousel' CUP request, the Council asked the neighbors to meet and attempt to resolve the issues. If a resolution was not possible, the Council hoped to be advised of the status. The next Council meeting is scheduled for November 12, 2008 at 7:00 pm. To date, Carousel has not provided a mitigation plan or documents that it agreed to produce. It is respectfully observed that the matter needs to be returned to the Town Council in order to allow it to determine its position on the CUP request.

3. **The Hearing Notice Of Intent Is Vague And Misleading:** The Department of Regional Planning has issued a Notice of Intent To Adopt A Negative Declaration regarding project number *R2006-01208-(5)* and case number: *RCUPT 200600080*. In this notice, the adjoining neighbors are advised that the Negative Declaration is to "To authorize a Conditional Use Permit to allow the construction, operation and maintenance of a covered riding arena." It is respectfully observed that the Notice does not adequately describe the scope and extent of the proposed CUP modification.

Conclusion

In response to concerns raised with the Agua Dulce Town Council, the neighbors adjacent to Carousel Ranch met on October 11, 2008. At the meeting, it was concluded that Carousel would provide a mitigation proposal to the neighbors. To date, the mitigation proposal has not been submitted. Currently, the matter should be returned to Agua Dulce's Town Council for review. In addition, a notice with an accurate project description should be provided to impacted residents.

Respectfully submitted,



David Leonard

Cc: Supervisor Michael D. Antonovich
Deputy Rosalind Wayman
Agua Dulce Town Council
Carousel Ranch

October 16th 2008

The Department of Regional Planning

PROJECT NO: R2006-01208-(5)

CONDITIONAL USE PERMIT RCUP200600080-(5)

LOCATION 34289 Rocking Horse Road, Agua Dulce, Ca 91390

Dear Planning Commission,

I also live in Agua Dulce, this is a rural area designed to have horses and livestock. I feel that the planning commission has too much control over our area and should be more concerned with the utility companies affecting our area than someone who is building a covered arena.

This is what our community was designed for and this should be allowed without a hearing. People who moved into this area know it is rural and horse property and should be aware prior to purchasing in our areas.

The people of our areas should not have to jump through hoops to build something horse or live stock oriented in our areas and the planning commission should be happy that someone is wanting to improve their property and create jobs.

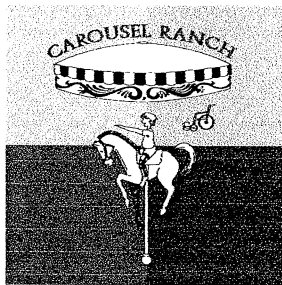
I FEEL THIS SHOULD BE APPROVED TO BE BUILT

A handwritten signature in black ink, appearing to read "Donald Cardak". The signature is fluid and cursive, with the first name "Donald" written in a larger, more prominent script than the last name "Cardak".

OCT 20 2008

Carousel Ranch

...where hope goes round and round

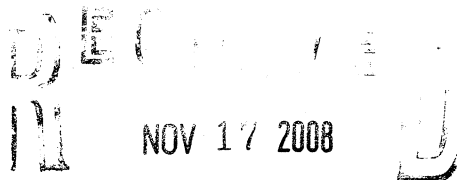


Board of Directors
Eric Stroh, President
Brent Gallegos, Vice President
Rick Delia, Immediate Past President
Caroline Welcher, Treasurer
Jami Kennedy, Secretary
Bruce Crable
Jeanna Crawford
Wayne Crawford
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Stacy Nochenson
Denise Tomey, Executive Director
Becky Graham, Program Director

Advisory Cabinet
Richard Budman
Therese Edwards
Bob Kellan
Dr. Kent Robbins
Jeri Seratti-Goldman

November 11, 2008

Department of Regional Planning
320 West Temple Street,
Los Angeles, CA 90012



Attention: Anita D. Gutierrez

Re: Case Number R2006-01208

Dear Ms. Gutierrez,

Your recently received a letter from Mr. David Bryan Leonard dated October 2, 2008 in reference to the above-mentioned CUP Case Number. At a subsequent meeting of the Agua Dulce Town Council on October 8, 2008, Mr. Leonard attended that meeting and addressed the Town Council based upon that same letter.

First, we would like to establish that Mr. Leonard seems to be the only dissenting neighbor with regard to our CUP application. Most of our other surrounding neighbors have donated either time or substantial money to our program to serve the children that we treat on the property. We believe that Mr. Leonard's issues stem from two past issues that were resolved to his dissatisfaction. Specifically, 1) our dismissal of an associate of Mr. Leonard once employed by the previous owner of the property, and 2) our refusal to allow Mr. Leonard unfettered access through our property for his off-road vehicles and/or horses.

At the urging of the Aqua Dulce Town Council, several board members as well as Becky and Denise of Carousel Ranch met with Mr. Leonard on Saturday October 11th to see if a compromise on his issues could result in a mutual agreement. At this time, it does not appear likely that an agreement to Mr. Leonard's demands will occur prior to the CUP hearing. Therefore, we humbly submit our response to the October 2nd letter for your consideration. We will respond to Mr. Leonard's concerns using the same numeric paragraphs as Mr. Leonard's October 2nd letter.

1. Rental Trailer. First and foremost this is not a rental trailer. The trailer is being used to house our property care taker. The Board of Carousel Ranch determined that a full time care taker was necessary as staff is not present at the facility on a full time basis. Accordingly, without the presence of a caretaker, the property and live stock would be left unattended for extended periods of time.

It is true that the trailer is currently placed within the "Baskett Road" offer to dedicate easement in favor of the County of Los Angeles. Carousel has proactively worked with the County and assured

the County that it specifically acknowledged to both the County and Mr. Leonard that Carousel Ranch is aware of its duty to move the trailer should it at any time be requested to do so by the County in the event that the County determines that the easement will be accepted and the road be developed. Contrary to Mr. Leonard's letter, the trailer is placed 16'2" from both the property line and the center line of the easement. Full access between the trailer and property fencing currently exists. The County has determined that the trailers placement conforms to the County's requirements.

It is Carousel's belief that if the full extent of the easement were reviewed, several adjacent properties would be found to be in non-compliance due to having non-allowed items within confines of the easement, including Mr. Leonard's water storage tank and propane tank.

At the Town Council meeting, Mr. Leonard made further issue that the trailer was not harmonious with the surrounding Architectural style of the community. After a visual survey of the property, it is clear that the trailer is in view of at most three properties, two of which have no issue with its presence. Mr. Leonard also fails to mention in his letter that within plain site of the Carousel's property he maintains a two story, 2,400 SF 60' by 30' un-permitted building that is certainly not within the style of the surrounding community.

The root of Mr. Leonard's spoken concern it that he states that someone at the County, he will not say who, has indicated that processing will not be allowed to begin on the subdivision of his property until such time as the easement (Baskett Road) is cleared of this trailer. We know that that is not the case and have offered to contact and meet with whomever he is dealing with at the County. Mr. Leonard later admitted at our October 11th meeting that he was not, in fact, told by the county that the location of the trailer could affect the granting of a permit for future development, but rather by a consultant whom he refused to name.

2. Inappropriate Use of County Inmate Firefighters / Camp Work Crews In Private Residential Area. Mr. Leonard's letter substantially overstates this issue. Carousel did in fact make use of County Camp Crews on several occasions to help clear weeds and do some general clean up of the property. The County Camp Crews were never used to do any capital improvements to the property. They were low risk work crews and were always supervised. Due to Mr. Leonard's letter to the County, it has been made clear to Carousel that the service of the County Crews are currently no longer available. The capital improvement work that Mr. Leonard described was performed by various local groups, primarily on The City of Santa Clarita's sponsored "Make a Difference Day". This issue appears to be resolved.
3. Erroneous CUP Business Classification: Current listing by the County (these are pre-determined ASSIGNED categories). Our CUP does specify that it is for the specific work that we do. It reads as follows: "CUP 206-0080, establishment of an equestrian facility/riding academy to provide developmental therapeutic programs for children with special needs and for occasional community events with approval of a temporary use permit located on 10.25 acres at 34289 Rocking Horse Road, Agua Dulce." This language is very specific and would prohibit a possible future owner from operating anything other than a therapeutic riding program on the property.

4. Proposed Business Growth and Capacity is Excessive - Capacity & hours of operation: Proposed hours are completely reasonable. Saturdays are an essential day for a program such as ours. We serve families who are already experiencing severe hardships – and our sole purpose is to make things better for them, and to help their children. These are working parents: who cannot all attend during M-F 9-5 hours. During the summer, the heat also makes those hours, unfeasible. The hours of operation have been found to be acceptable by the County. There have been NO COMPLAINTS other than Mr. Leonard's, about our hours of operation. Growth remains slow and steady, and will continue as appropriate and as funding allows. At any given time, there are very few children being served (1-3), never causing noise, congestion or a bother to anyone.

We find Mr. Leonard's scrutiny somewhat curious as he seems think that it is fine for him to use his unpermitted building described hereinabove to operate a non-permitted and unlicensed business (see Mr. Leonard's website www.coyoteflats.org). His business is advertised as a two story 60' x 30' sound stage, blue screen, production offices, wardrobe & make up rooms. It includes heavy duty lighting and light weight support ceiling grid. It is rented to the public and is advertised for up to 24 hour access and night time production with flexible scheduling and typical 9 hour days around the client's work schedule. In Mr. Leonard's mind he feels that Carousel's non-profit activity would require a CUP but his for profit business operation within a residential area would somehow be exempt.

At the Town Council meeting it was brought up that the operations of Carousel Ranch have increased the volume of dust created from Rocking Horse Road. This road is used by several other property owners who obtain access to their property via Rocking Horse Road. In that Rocking Horse is a non paved dirt road, which is owned by others, Carousel cannot be held responsible for all dust creation. At the same time, Carousel has agreed to use a water truck on the days of its operation to try to mitigate dust created by ongoing operations. Carousel will not assume responsibility for dust control when it is closed and others are using Rocking Horse Road and creating the dust. We have further agreed to investigate the availability, effectiveness and cost feasibility of soil stabilizers to further help the dust issue. The watering of the road during Carousel's operation has already commenced. While we feel that this is a valid good neighbor effort, we must state that our effort will not completely mitigate dust from this dirt road from the use by others.

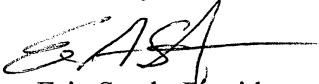
An additional concern of Carousel Ranch is the method that Mr. Leonard disposes of the manure being generated by his horses. Mr. Leonard does not avail himself of a disposal company as we do, but rather simply spreads the waste over the side of hill which allows contaminants to be washed down the hill into what we believe to possibly be considered a blue line stream by the Army Corps of Engineers and/or the Department of Fish and Game. In that the entire surrounding area is served by well water, we would think that Mr. Leonard would have more concern for the health of his neighbors than to potentially contaminate the very water we and our neighbors drink. We will refer this violation to the appropriate governmental agency. Further, Mr. Leonard's failure to properly dispose of his manure promotes the breeding of flies, which hinder the health of our horses and our staff. We have already seen the spread of hives and other diseases in our animals, and the flies are a constant nuisance that we must battle daily.

(Carousel Ranch CUP Case Number R2006-01208 – continued)

We hope that you will consider the efforts made to resolve the matters listed above. Most of Mr. Leonard's issues have been resolved, or have no merit. Though we have met, as requested by the Agua Dulce Town Council – no further resolution is possible. Carousel Ranch wants nothing more than to work harmoniously with our neighbors. I believe that we have indeed, accomplished this with the majority.

Thank you for your consideration.

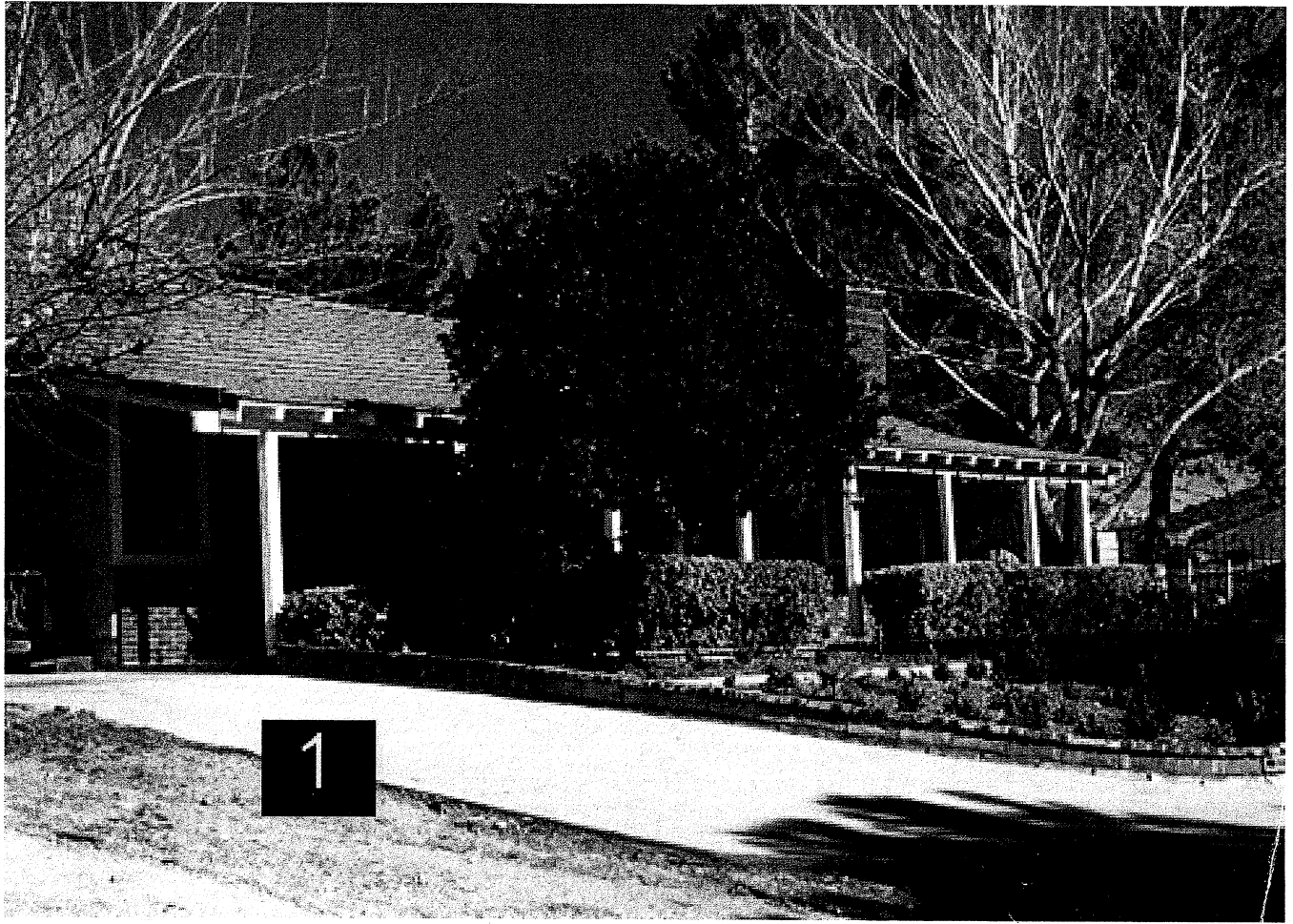
Sincerely,

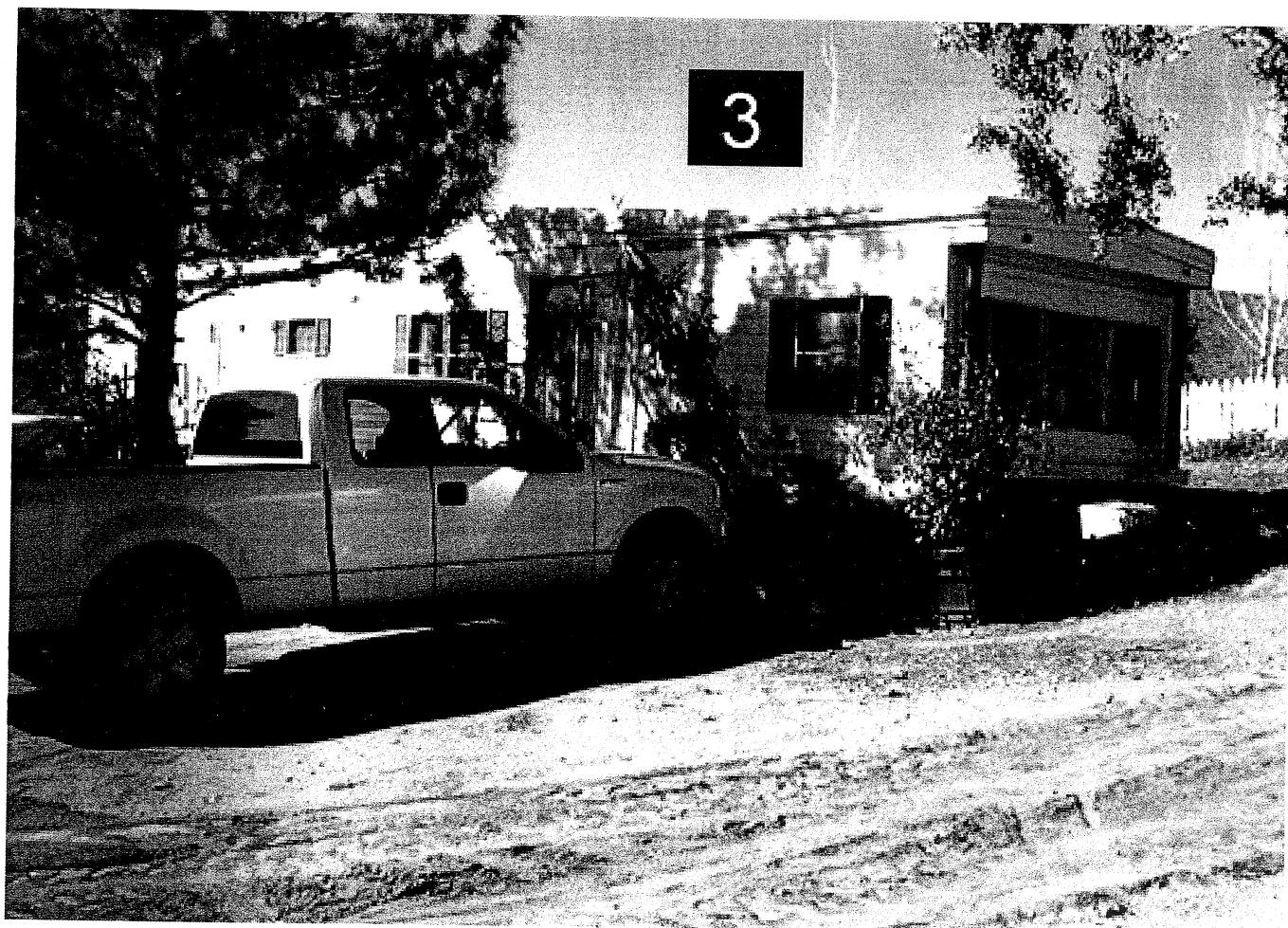
A handwritten signature in black ink, appearing to read 'E. Stroh', with a horizontal line extending to the right.

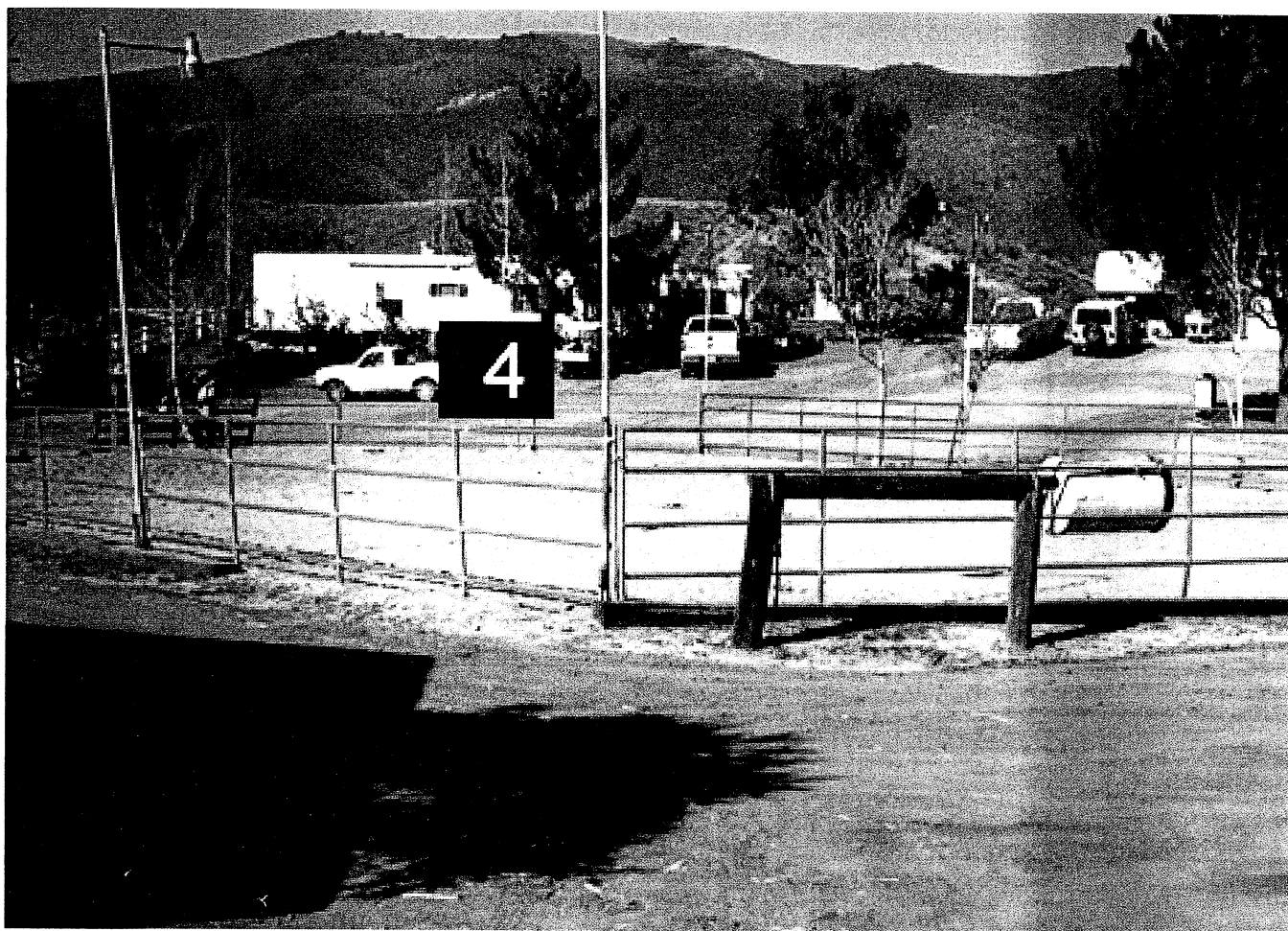
Eric Stroh, President

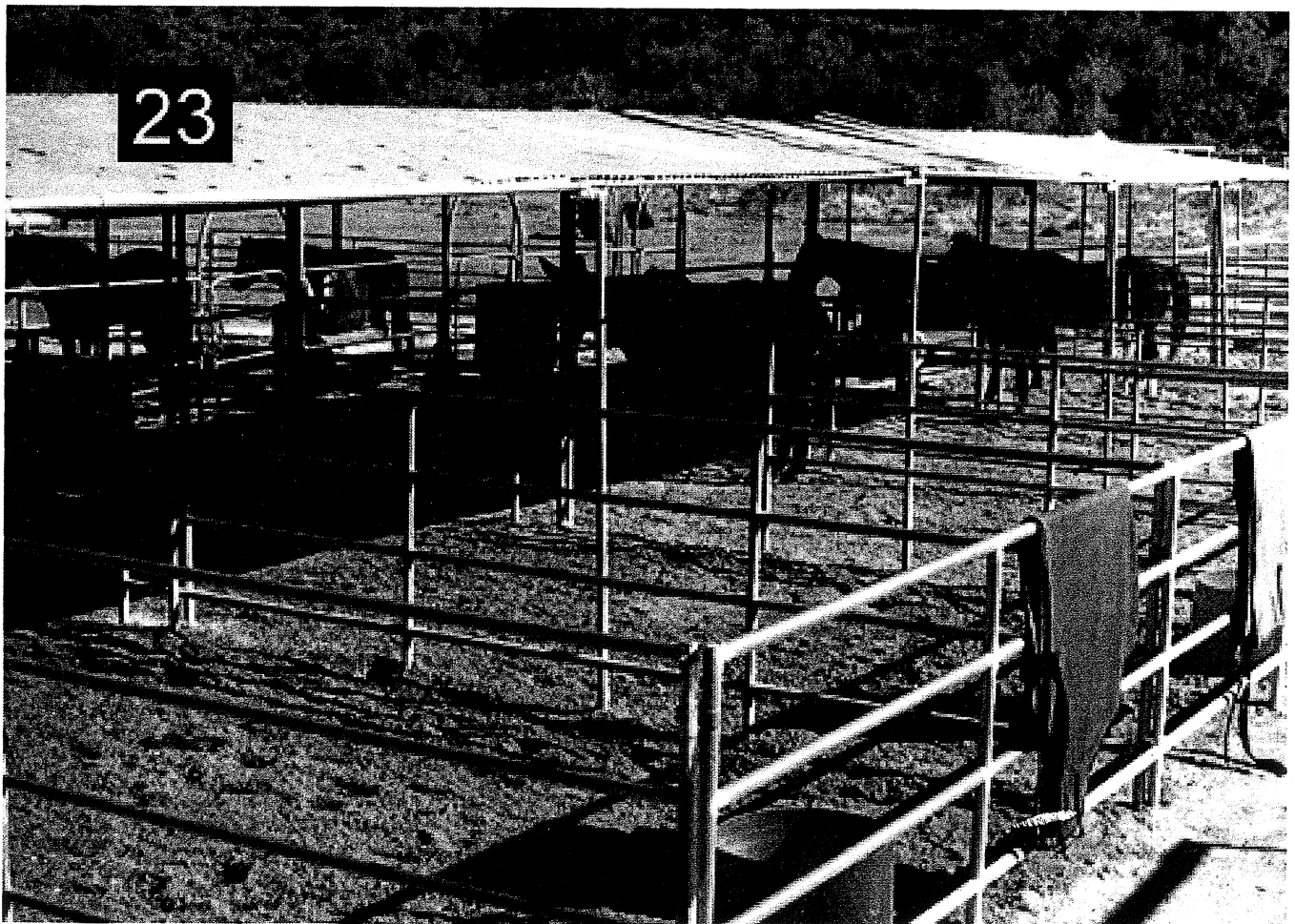
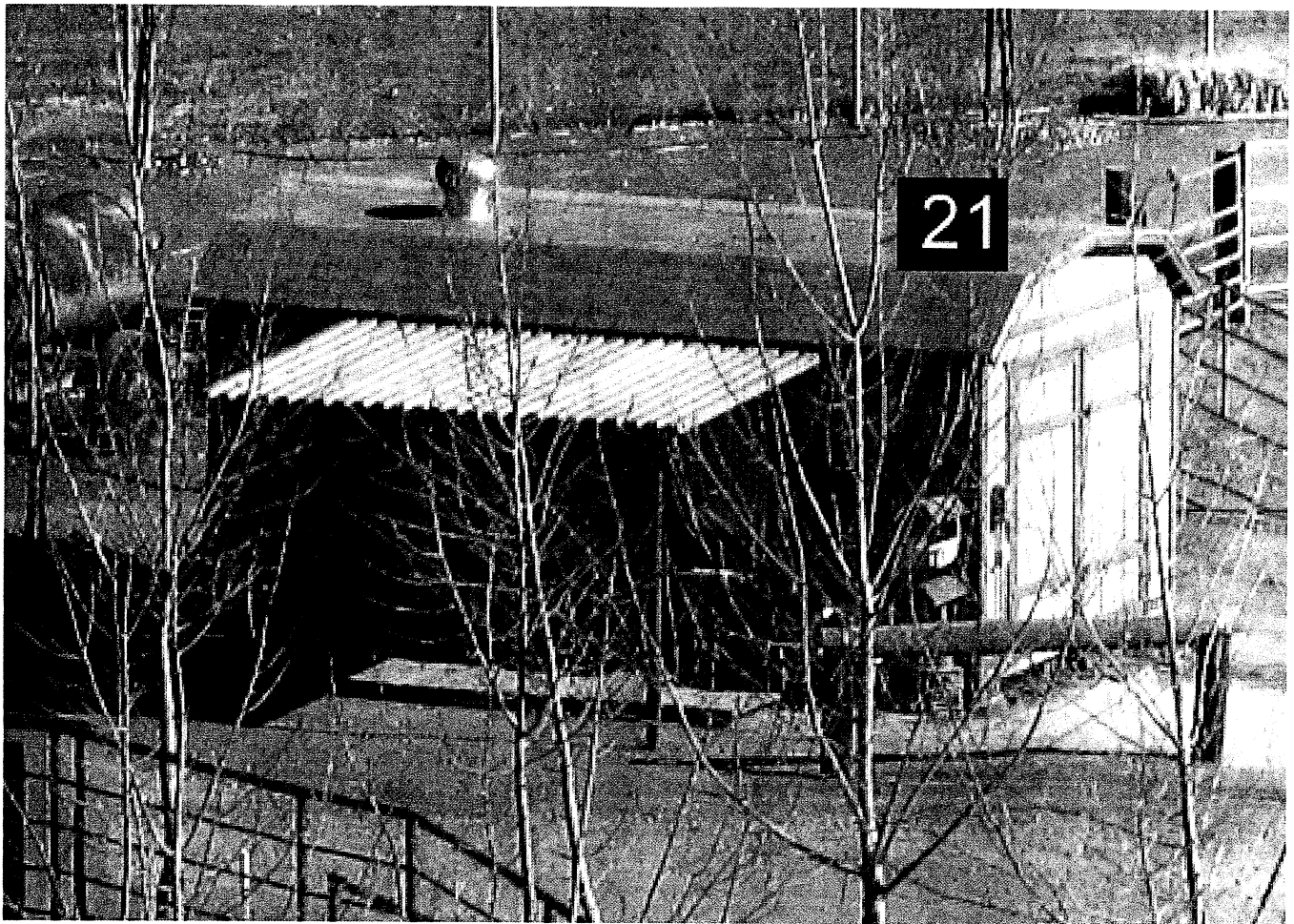
On behalf of the Board of Directors, Carousel Ranch

cc. Agua Dulce Town Council












 Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6443 PROJECT NUMBER R2006-01208 CONDITIONAL USE PERMIT RCUP200600080-(5)	PUBLIC HEARING DATE December 3, 2008	AGENDA ITEM 7
	RPC CONSENT DATE	CONTINUE TO

APPLICANT Denise Tomey	OWNER Denise Tomey - Carousel Ranch	REPRESENTATIVE Sikand Engineering - Matt
----------------------------------	---	--

ENTITLEMENT REQUEST
 A Conditional Use Permit to authorize the construction, operation and maintenance of a Riding Academy and caretakers unit, which includes a covered riding arena and equestrian facility associated with therapeutic programs for disabled children.

PROJECT DESCRIPTION
 The proposed project consists of a covered riding arena with a total area of approximately 31,500 square feet (150' x 210') with three arena lights in association with a therapy programs for children with disabilities. A maximum of 12 people would be in the arena at any one time.

LOCATION/ADDRESS
 34289 Rocking Horse Road, Agua Dulce

SITE DESCRIPTION
 The site plan depicts 10.25 acre lot with one single-family dwelling, several portable buildings, a proposed restroom facility and proposed covered arena. 73 parking spaces covered with decomposed granite are proposed, including 4 van accessible paved parking spaces.

ACCESS Via Rocking Horse Road from Mint Canyon Road	ZONED DISTRICT Soledad
---	----------------------------------

ASSESSORS PARCEL NUMBER 3214016016	COMMUNITY Santa Clarita Valley
--	--

SIZE 10.25 Acres	COMMUNITY STANDARDS DISTRICT Agua Dulce
----------------------------	---

	EXISTING LAND USE	EXISTING ZONING
Project Site	Ranch	A-1-20000 (Light Agricultural -20,000 square feet minimum lot size)
North	Single-family dwellings/vacant land	A-2-1 (Heavy Agricultural - 1 acre minimum lot size)
East	Single-family dwellings/vacant land	M-1.5/ A-1-1 (Restricted Heavy Manufacturing/Light Agricultural -1 acre minimum lot size)
South	Single-family dwellings/vacant land	A-2-1/ A-1-1(Heavy Agricultural - 1 acre minimum lot size/Light Agricultural -1 acre minimum lot size)
West	Single-family dwellings/vacant land	A-1-20000 (Light Agricultural -20,000 square feet minimum lot size)

GENERAL PLAN/COMMUNITY PLAN Santa Clarita Valley Area Plan	LAND USE DESIGNATION N-1 (Non-urban 1 0.5 du/ac)	MAXIMUM DENSITY 0.5 du/ac
--	--	-------------------------------------

ENVIRONMENTAL DETERMINATION
 Mitigated Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Anita Gutierrez		
RPC HEARING DATE(S) December 3, 2008	RPC ACTION DATE December 3, 2008	RPC RECOMMENDATION Approved
MEMBERS VOTING AYE 5	MEMBERS VOTING NO 0	MEMBERS ABSTAINING 0
STAFF RECOMMENDATION (PRIOR TO HEARING): Approve		
SPEAKERS* (O) 3 (F) 6	PETITIONS (O) 0 (F) 0	LETTERS (O) 3 (F) 4

*(O) = Opponents (F) = In Favor